CHAPTER 1.0 PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

1.1 Project Objectives

The primary goal of the proposed Meadowood Specific Plan Amendment project (Proposed Project) is to accommodate housing demand based on projected population increases while retaining the existing rural atmosphere in the area. Overall, the Proposed Project seeks to balance population and housing needs with open space, agricultural land use, and the development of infrastructure for the community. The specific project objectives are summarized as follows:

1. Provide a variety of residential land uses to allow for residential development that meets the demand for housing in the region consistent with the rustic charm of Fallbrook.
2. Provide an opportunity for home ownership by increasing the housing supply with a variety of housing types in Fallbrook.
3. Provide for preservation of significant environmental and visual resources by conserving environmentally sensitive lands, prominent ridgelines and regional wildlife corridors while recognizing and mitigating for wildfire potential.
4. Provide for land uses that relate to the community in conjunction with the three neighboring projects.
5. Maintain agricultural uses as a buffer to natural lands.
6. Provide educational and recreational opportunities in close proximity to residential uses, accessible by public roads and trails.
7. Coordinate public facilities and infrastructure with adjacent landowners and ensure availability concurrent with need.
8. Require permanent preservation of natural open space areas, while allowing public recreational opportunities.
9. Through LAFCO's Sphere of Influence (SOI) determination, identify the most efficient service provider to ensure provision of water, wastewater, and recycled water to support anticipated growth consistent with County of San Diego (County) land use decisions.
10. To provide fire and emergency services, potable water service and wastewater service to the Project Site through annexation into the NCFPD and into a municipal water district (MWD), San Diego County Water Authority (SDCWA), and Metropolitan Water District of Southern California (MET).

1.2 Project Description Overview

The Proposed Project entails the development of a residential community located just north of SR-76, approximately one-quarter mile east of I-15 in the Fallbrook Community Planning Area. It is one of four projects (including Campus Park, Palomar Community College District and Campus Park West) that is currently planned in the northeast quadrant of I-15 and SR-76. The main access will be taken via Horse Ranch Creek Road, which will extend north from SR-76 and connect to Pankey Road, which then connects to Stewart Canyon Road. The Proposed Project will consist of a mix of single-family and multi-family units, an elementary school site, a neighborhood park, pocket parks, 5.9 miles of multi-use trails and supporting infrastructure on the 389.5-acre site. Open space is proposed to retain 49.3 acres of the existing citrus and avocado groves along with 122.4 acres of sensitive biological habitat.

The residential component of the Proposed Project consists of 844 units (up to 886 dwelling units if the Bonsall School District decides not to build on the school site) with an overall density of 2.3 dwelling units per acre (du/ac). Residential density within the planning areas ranges from 2.7 du/ac for the single-family units to 13.5 du/ac for a portion of the multi-family units. The higher density planning areas are clustered in the flatter, western portions of the property, adjacent to the more urban uses proposed in the Campus Park and Campus Park West projects, while single-family residences are proposed in the higher elevations below the groves and open space.

The Proposed Project seeks the following discretionary actions from the County: a General Plan Amendment (GPA), Specific Plan Amendment (SPA), Rezone, Vesting Tentative Map (VTM), MUP for operation of a WWTP, and three Site Plans. In addition, annexation of the Proposed Project into the NCFPD for fire protection services, into a MWD for water and wastewater service, and into SDCWA and MET for water service requires LAFCO's approval.

1.2.1 Project Component Parts

County of San Diego

Specific Plan Amendment - Planning Areas

The SPA land use plan is divided into seven planning areas (Figure 1-1). A land use summary for the Proposed Project, presenting the proposed land use, acreage, number of dwelling units, density, and the location of each land use by planning area is provided in Table 1-1, Project Land Use Summary. Each of the planning areas (PAs) is summarized below.

Planning Area 1 is located at the southern entry of the Proposed Project. This area includes 164 multi-family units on 26.1 acres (6.3 du/ac). A WWTP is planned for the southernmost portion of Planning Area 1, adjacent to re-aligned SR-76.

Planning Area 2 is located adjacent to and east of Horse Ranch Creek Road, which is the boulevard running north and south through both the Proposed Project and proposed Campus Park project. This 12.7-acre area is designated as a site for a public elementary school. If the Bonsall School District decides not to build on this site, residential development at a density of 3.3 du/ac could be built in accordance with the underlying zoning, allowing for a total of 42 additional units.

Planning Area 3 is located east of Horse Ranch Creek Road and north of Planning Area 2. This area is designated as a neighborhood park on 10.1 acres. This planning area also includes a 40-space parking lot which would be used for both the park and school.

Planning Area 4 is located east of Horse Ranch Creek Road and adjacent to Planning Area 3. This area is designated for 325 multi-family attached units on 24.0 acres at a density of 13.5 du/ac. This area will also include a recreation center as described below.

Planning Area 5 is immediately east of Planning Area 4 and fronts Horse Ranch Creek Road. A total of 355 single-family detached units are proposed on 132.5 acres (2.7 du/ac).

Planning Area 6 is divided into three areas: (1) the center of Planning Area 5, (2) east of Planning Area 4, and (3) east of Planning Area 5. This area, totaling 47.6 acres, consists of 47.3 acres of groves and 0.3 acres of access roads and graded area and is proposed for agricultural open space. Existing avocado and citrus groves will be retained; there is no allocation for residential units. This area will be conveyed to the homeowners' association (HOA) and will remain agricultural in use. The total area of the agricultural open space is 49.3 acres and is comprised of the 47.3 acres of groves in PA6, and 2.0 acres from PA5.

Planning Area 7 is located in the northern and eastern most portions of the Project Site. This area totals 128.5 acres. The majority of this area will be preserved as natural open space with 115.6 acres conserved as part of the North County Multiple Species Conservation Program (MSCP). There would be no residential density allocated to Planning Area 7.

TABLE 1-1
LAND USE SUMMARY

Land Use	Planning Area	Gross Acreage	Dwelling Units	*Density	Zoning
Multi-Family Detached and Wastewater Treatment Plant	1	26.1	164	6.3	RV-10
Elementary School Site	2	12.7	42	3.3	RV-10
Neighborhood Park	3	10.1	0	-	S-80
Multi-Family Attached	4	24.0	325	13.5	RU-20
Single-Family Detached	5	132.5	355	2.7	RS-3
Agriculture Open Space	6	49.3	0	-	S80
Open Space (including a water tank site and fire access road)	7	128.5	0	-	S80
Roads, etc.	-	8.0	0	-	-
	TOTALS	389.5	886	2.3	

*Density = dwelling units per acre

Note: (1) Dwelling units may be moved into Planning Area 3, if County staff decides that the park is best located in another location; (2) The overall dwelling unit number may vary slightly during the final mapping process and decrease by 42 if the school district chooses to build on the school site; and (3) Refer to the Implementation Section 9.3 for the findings required to determine substantial conformance with this Specific Plan Amendment.

Recreation

Figure 1-2 illustrates the open space and recreation plan for the Proposed Project. The Proposed Project includes a total of 171.7 acres of combined agricultural and biological open space for passive recreational use. The neighborhood park in Planning Area 3 is proposed to be located to the north of the proposed elementary school site. In addition, the Proposed Project would provide two pocket parks throughout the residential areas. Approximately 5.9 miles of multi-use trails (hiking and horseback riding) throughout the Project Site will connect to the neighborhood park, on-site pocket parks and trails located on the adjacent Campus Park project. Figure 1-3 shows the proposed trails concept plan. These trails would not be lighted and no parking would be required.

The Proposed Project would also include a recreation center for use by residents of the 325 multi-family units in Planning Area 4. The recreation center would be 8,487 square feet on two floors and would contain office space, a library, a media room, a fitness center, a conference room and a multi-use room for public use. It may also include an indoor racquetball court and spa/sauna/lockers.

Circulation

This circulation plan for the Proposed Project includes both on- and off-site road improvements. On- and off-site road improvements are shown on Figure 1-4. Access to the Project Site would be provided via Horse Ranch Creek Road, which would extend north from SR-76 and connect to Pankey Road, continuing north off-site to Stewart

Canyon Road, as depicted in Figure 1-4. Street R would be extended off-site to connect to Pala Mesa Drive. Additionally, a connection with Pala Mesa Drive at the I-15 bridge would be constructed. A fire access road to Rice Canyon is proposed via a northeasterly extension of Street E, and to Pala Mesa Heights Drive (an existing paved road) via a northward extension of Street D. The internal street system would consist of two-lane residential streets to serve future residents of the Proposed Project. These streets are planned to ensure adequate circulation with the Campus Park, Palomar Community College, and Campus Park West projects, as well.

In addition to the proposed on-site circulation system, the Proposed Project, in conjunction with the three neighboring projects will be required to make improvements to off-site roadways. The responsibility for constructing these improvements will be determined by which project undergoes construction first.

Table 1-2 shows the development phasing plan for circulation improvements, which provides additional detail, as well as the timing of the completion of these improvements.

TABLE 1-2
DEVELOPMENT PHASING FOR TRAFFIC IMPROVEMENTS

Land Use Threshold	Improvements Required
Prior to occupancy of 1st unit	• Widen Horse Ranch Creek Road from SR-76 to Street Q • Improve intersection at: o Street Q/Horse Ranch Creek Road
Prior to occupancy of 400th unit	• Improve intersections at: o Street A/Horse Ranch Creek Road o Street B/Horse Ranch Creek Road

Water / Wastewater Services

The Project Site is partially within the SLRMWD, and the remaining portion is not within the jurisdiction of any water or wastewater service provider. LAFCO will conduct a Municipal Services Review (MSR)/SOI Update to determine the appropriate provider of water and wastewater service to the Proposed Project and vicinity. LAFCO will examine the suitability of the three agencies in the project vicinity, the SLRMWD, the RMWD, and the VCMWD, as potential service providers. Upon LAFCO's determination, the Proposed Project must be annexed into the appropriate MWD as well as into the SDCWA and MET. The LAFCO process for annexation is described in the following section, along with the infrastructure needed to provide service for each of the MWDs. The Proposed Project does not propose to use groundwater except as a secondary source of irrigation of retained groves and common area landscaped groves in dry years.

Potable Water

The treated potable water storage will be sited at sufficient elevation to allow gravity service from the water storage tanks to the zones served, without need for pumping. The preferred location of the water storage tanks is on the southern portion of the eastern ridgeline of the Project Site, as shown in Figure 1-5. An alternative site for the water tanks is identified; however, selection of the alternative site would require additional environmental analysis not contained within this EIR. The preferred location consists of a gently sloping knoll east of the school site. The knoll is disturbed by existing farming operations and would be graded to provide suitable pads for water storage tanks. The topography of this site allows for development of enough pad area for construction of two 2.5 million gallon circular steel water storage tanks. The access road to this site begins at the easternmost cul-de-sac and continues up to the ridge and water storage tanks. The required component parts of the potable water infrastructure are listed in Table 1-3.

Wastewater Treatment

The Proposed Project includes a WWTP consisting of a conveyance pump station, treatment facilities, equalization and disinfection basins, recycled water storage tanks and pump station, wet weather ponds, solids handling building and administrative facilities. The WWTP infrastructure, including the treatment plant site and wet weather ponds (components listed in Table 1-4a) would be constructed within the boundaries of the Project Site as shown on Figure 1-6. Figure 1-7 illustrates the proposed layout of the WWTP and wet weather ponds within the southern portion of the Project Site. Wastewater would be pumped to the preliminary treatment building, which would also be located on-site. Post-treatment, the recycled water pump station would convey recycled water to the recycled water storage tank during periods of irrigation demand. During the low-demand winter months, treated storage tank water will be diverted by gravity to the wet weather ponds. Odor and vector control measures have been incorporated into the design of the WWTP as identified in Table 1-5.

As proposed, the WWTP would accommodate wastewater generated by the Proposed Project. In the future, the designated operating MWD may require that this WWTP be expanded, and this could be accommodated, with off-site wet weather ponds. However, at the present time, it remains speculative as to which MWD will be identified to supply wastewater treatment and disposal facilities for the Proposed Project as well as other nearby projects. All projects, including the Proposed Project, would be responsible for planning, designing, permitting, and constructing wastewater treatment and disposal facilities to supply wastewater services for such a proposed project. Depending upon the needs of the selected MWD, a WWTP could be sized and sited to accommodate the Proposed Project and any nearby projects. As described below, the MWD will be identified by LAFCO through the LAFCO proceedings that will occur only after a development project in this area is approved by the Board of Supervisors. In the future,

if a more region-wide-serving wastewater facility is identified by the appropriate MWD; additional environmental review will be required for siting and sizing of this future region-wide-serving wastewater facility.

Recycled Water

The Proposed Project includes the construction of recycled water production and distribution facilities for irrigation of common area landscaping, slopes, parks, school fields, and as the primary method for irrigation of the retained groves, thereby reducing the need for imported water. Wastewater will be treated to recycled water quality standards at the WWTP. The recycled water infrastructure will consist of a conveyance pump station located at the WWTP site, a transmission pipeline, a recycled water storage tank, and recycled water distribution pipelines as shown in Figure 1-8. The recycled water storage tank will have a capacity of 0.65 million gallons, which is equal to one day of the projected recycled water use under summertime month maximum conditions. The recycled water facility components are listed in Table 1-4b.

Stormwater Run-off/ Drainage System

The Proposed Project includes the construction of on-site drainage facilities to protect against sedimentation resulting from stormwater runoff. The system includes Site Design, Source Control and Treatment Best Management Practices (BMPS), as well as Low Impact Development (LID) measures. These project design measures are detailed in Table 1-5 with further discussions in Chapter 4.2, Hydrology and Water Quality, as well as the Proposed Project's Stormwater Management Plan (SWMP) included in Appendix M-1.

Fire Protection

The Project Site is adjacent to the service boundaries of the NCFPD and is within the NCFPD's SOI. Annexation into the NCFPD will be required. A FPP has been prepared for the Proposed Project and is attached as Appendix K-2. In summary, the FPP includes:

- A wildland fire hazard rating assessment and calculations of the expected fire behavior in the event a wildland fire should occur within the off-site and on-site native and exotic vegetation.
- Preparation of computer-generated expected wildland fire behavior projections for the undeveloped natural areas within and/or adjacent to the planned development and will make fuel modification recommendations to mitigate any existing wildland fire hazard condition.
- Development of Project Site-specific fuel modification proposals to protect the planned structures from any losses due to a wildland fire.

- Presentation of "firewise landscaping" zone criteria for the three fuel treatment zones – (1) Setback Irrigated Zone A: "defensible space" that is absent of any combustible construction; (2) Zone B: "fuel modification" required around all planned buildings or residential structures; and (3) Thinning Zone C), located outside of Zone B, adjacent to high hazard vegetative fuels.

- Provides the necessary fire protection liaison with the names of the NCFPD staff, developer/builder, engineers, architects and landscape architects.

Community Design

The Meadowood Specific Plan Amendment, includes a Community Design Element, (discussed in Section 2.1 of this document), which contains policies to address visual quality aspects of the proposed common areas, such as streetscape, entry treatments, parks, pedestrian circulation, lighting, signs, and landscaping. Future development will be required to comply with the guidelines in this Element. In accordance with the I-15 Corridor Scenic Preservation Guidelines, this Element provides for site plan review pursuant to the "B" Designator Site Plan submittal and permitting process prior to development in these areas. Proposed landscaping and park areas are shown in the conceptual landscaping plan (Figure 1-9).

Grading and Construction

The Proposed Project would require grading and improvements, including fuel modification zones on-site and off-site, as depicted on the grading plan (Figure 1-10). Overall earthwork would be balanced on-site with 2.4 million cubic yards of cut and fill. The grading plan also includes drainage basins located throughout the Project Site. Grading would occur in the flatter portions of the site, thus minimizing impacts to slopes that exceed 25 percent gradient. The maximum height of each manufactured cut and fill slopes would be approximately 80 feet, with a maximum 1.5:1 cut slope gradient. Blasting is anticipated for this project.

Grading would take place in three phases as shown on Figure 1-11. Fill material would be transferred from Phase 2 to Phase 1 during the first phase grading. A maximum of 200 acres would be exposed at one time. It is assumed that up to 41 acres of the Project Site would be disturbed on any given day under this worse-case scenario.

Grading and construction of improvements is anticipated to take several years to complete. For purposes of impact analysis, it should be noted that a variety of noise-generating equipment would be used during the construction phase of the project, such as scrapers, dump trucks, backhoes, front-end loaders, jackhammers, and concrete mixers, along with others.

Construction vehicles would access the Project Site via SR-76. Construction staging areas would be located within the proposed grading areas for the Proposed Project The grading equipment to be used for the Proposed Project would be brought to the site at the beginning of the grading period and would remain on-site until the completion of the grading period (e.g., equipment would not be hauled to and from the site daily).

To avoid traffic impacts during construction, the Proposed Project will prepare a Traffic Control Plan. This plan would be approved by the County Department of Public Works prior to the start of any clearing or grading activities, and would be implemented during construction of the Proposed Project. During periods of construction of roadway and utility improvements, access along segments of Horse Ranch Creek Road may be affected, but the road would remain open to traffic, including emergency vehicles. During periods of construction of all roadway improvements open to the public, two travel lanes (one in each direction) would remain open at all times, which may require the use of off-pavement shoulders. If construction limits traffic to one lane, traffic would be controlled and flagged around the work site. Other traffic control measures may include the use of traffic cones, advanced notification signage, and pedestrian/equestrian detours. Construction hours also would be defined in the Traffic Control Plan and would be outside of peak traffic periods. Fire access to all residential and commercial properties would be available at all times. In addition, the construction contractor shall provide a means for public liaison/contact information for public inquiries and concerns.

Implementation

Development of the Proposed Project will be phased and coordinated with the level of available services, including roads, water, wastewater, school and park services. The Proposed Project development will be phased over several years as the final improvements are completed. It is anticipated that up to the maximum number of final maps will be recorded.

Required roadway improvements would be constructed in phases (Table 1-2), to ensure that improvements are in place at the time of need. The Specific Plan Amendment details when roadway improvements may occur in relation to the Proposed Project development. However, this phasing may change as the market demand changes.

Water and wastewater facilities would be phased as the residential units are constructed. It is anticipated that the WWTP construction would start in the first phase. Prior to the WWTP becoming operational, a temporary package plant will be utilized until sufficient wastewater is generated to operate the permanent plant.

Several options are available for the major water infrastructure. Connection to the SDCWA aqueduct will be required for this development. In the interim, entering into an interagency agreement with a MWD in order to connect the Proposed Project to the

MWD's existing pipelines and water supply will be considered. This will allow the SDCWA connection and construction of the storage tanks to be made after development of the first planning area.

Construction of the school and neighborhood park will occur as needed based on population.

Land Use Planning Changes

In order to develop the Proposed Project, a number of land use and zone changes to the General Plan and the Fallbrook Community Plan are required. These include:

- Amend Regional Land Use Element Map to change the regional land use category from Special Study Area (SSA) and Rural Development Area (RDA) to Current Urban Development Area (CUDA);
- Amend the Fallbrook Community Plan to change the land use designation from (21) Specific Plan Area and (18) Multiple Rural Use to (21) Specific Plan Area for the entire Project Site; and
- Rezone the property from S90, Holding Area and A70, Limited Agriculture, to S88, Specific Plan Area.

These land use changes are addressed in more detail in Section 1.6, Inconsistencies of Project with Applicable Regional and General Plans and Chapter 4.1, Land Use and Planning.

LAFCO

Pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Act), LAFCO can undertake a MSR and SOI Update for the Bonsall and Pala Hydrologic Areas (HAs). These HAs are located in northern San Diego County in the general vicinity of I-15 and SR-76 and cover the Project Site. A MSR is an informational report that assists LAFCO, affected agencies, and the public in coordinating the efficient provision of public services to support anticipated growth. A SOI Update is also a tool that provides guidance for LAFCO in the establishment of physical boundaries and service areas of cities and special districts. A SOI is defined as a plan for the probable physical boundaries and service area of a local agency and is determined by LAFCO. A SOI provides guidance in reviewing individual proposals, promotes provision of efficient service, and prevents duplication of service responsibilities. A SOI may be used as one factor in forecasting an agency's future service needs within a geographic area to anticipate infrastructure planning and financing.

Pursuant to the Act, in determining a SOI, LAFCO is required to consider specific factors and make specific written determinations. These factors include:

- Present and planned land uses in the area, including agricultural and open space lands;
- Present and probable need for public facilities and services in the area;
- Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide; and
- Existence of any social and economic communities of interest in the area.

The selection of an appropriate water service provider for the Proposed Project and vicinity will be made by LAFCO as part of its MSR/SOI process. LAFCO may consider three possible MWDs and may consider alternative SOI recommendations that will affect the existing service areas of SLRMWD, RMWD and VCMWD. Existing service areas for these MWDs are shown on Figure 1-12. Figure 1-13 shows the possible options for obtaining service under the different LAFCO decision scenarios.

The selection of a water provider will also need the concurrent approval of the MWD, MET and the SDCWA. Furthermore, should the SLRMWD be selected, it will need to apply for membership to the Water Authority and Metropolitan. Regardless of which MWD becomes the water service provider for the Proposed Project, the Project Site must be annexed into the SDCWA by one of the following methods: (1) by annexation to, or consolidation with, the area of any city which, as a separate unit, has become part of the SDCWA; (2) by annexation to, or consolidation with, any city which has become part of any MWD whose area, as a separate unit, has become part of the SDCWA in instances where, under the applicable provisions of law governing the change of boundaries of the water district, the annexation or consolidation automatically will result in the enlargement of the MWD's area; (3) upon the terms and conditions fixed by the SDCWA's Board of Directors, by direct annexation, as a separate unit, of any MWD's corporate area; or (4) with the consent of and upon the terms and conditions fixed by the SDCWA's Board of Directors, by annexation to, or consolidation with, any MWD whose area is included within the SDCWA as a separate unit.

Background on MSR/SOI

Based on the significant increase of proposed development near the I-15 and SR-76 interchange and on the position promulgated by SANDAG to encourage development along transportation corridors, LAFCO staff authorized the SLRMWD to prepare an MSR/SOI Update Study proposal in late 2005. To complete the MSR/SOI Update Study, a Request for Information (RFI) survey was developed and distributed to the water service providers in the region: RMWD, SLRMWD, VCMWD, and Yuima Municipal Water District (YMWD). Although portions of the service areas of the Fallbrook Public Utility District and the Vista Irrigation District are located in the geographical boundary

defined for the Bonsall and Pala Hydrologic Subareas MSR, LAFCO did not identify those agencies as having a direct relationship to the area experiencing increased development pressure.

In October 2006, the "Draft Municipal Service Review and Sphere of Influence Update for the Municipal Water Districts within the Bonsall and Pala Hydrologic Sub Area" ("2006 Draft MSR/SOI") was prepared under LAFCO's purview. LAFCO staff concluded that the preparation of the 2006 Draft MSR/SOI would help resolve jurisdictional issues associated with the provision of water, wastewater, and recycled water services in that region. The 2006 Draft MSR/SOI focused on the RMWD, the SLRMWD and the VCMWD; LAFCO concluded that an evaluation of YMWD should be included in a separate study.

Under the MSR/SOI update document, the SLRMWD proposed that its SOI, which currently totals 3,207 acres, be expanded to include all of the planned developments that are adjacent to the existing SLRMWD boundary/SOI. The expansion area totals 2,977.5 acres. Of this, 1,628.35 acres are currently not within any district and 1,349 acres are within the RMWD.

Valley Center Municipal Water District

Currently, VCMWD's northwestern portion of its boundary and SOI are coterminous with the southernmost portion of SLRMWD's proposed SOI and the planned development areas. The SOI Update report evaluates the potential for VCMWD to provide water and wastewater services to the areas that are currently within the existing and proposed boundaries of SLRMWD. Because VCMWD does not currently provide wastewater services in the northern portion of the existing VCMWD area, development of wastewater and recycled water infrastructure would be required.

As part of this alternative, the VCMWD SOI would be revised to include the northern portion of the Proposed Project, which currently is not within any of the three MWDs. The alternative could also entail the VCMWD SOI assuming all of the property within the existing SOI of SLRMWD. The portion of the area currently within the RMWD would be excluded from the VCMWD SOI.

Overall, obtaining water and wastewater services from VCMWD would require expansion of the existing VCMWD boundary and SOI, as well as annexation of the Project Site into MET and the SDCWA. This would be the preferred scenario for the Proposed Project.

Infrastructure improvements required for water and wastewater service to the Project Site under this alternative are discussed below.

San Luis Rey Municipal Water District

As previously mentioned, the southern portion of the Project Site is located within the boundaries of SLRMWD; however, SLRMWD currently operates only as a groundwater management agency, and does not provide retail water service to any customers and is not a member of MET or the SDCWA. Additionally, SLRMWD does not currently provide wastewater service.

SLRMWD does not have the ability to provide water service because it is not currently a member agency of SDCWA. For SLRMWD to obtain authority to provide water service, LAFCO would first need to make a decision on activating SLRMWD's latent powers and approving the proposed SOI modification as presented on the MSR/SOI Update. The SLRMWD Board of Directors is no longer pursuing activation of its latent powers which would allow the District to provide water and wastewater treatment services. Therefore, LAFCO could modify existing sphere boundaries so that either RMWD or VCMWD would serve all or a portion of the proposed SLRMWD SOI.

Additionally, SLRMWD would be required to seek membership into MET and the SDCWA in order to have the water supplies necessary to provide water service. Once membership is achieved, the annexation could be processed. SLRMWD had intended to initiate the process of requesting the right to provide retail water and wastewater services. In furtherance of its efforts to obtain LAFCO approval for activation of its latent powers to provide water and wastewater services, SLRMWD caused to be prepared a water, recycled water and wastewater facility Master Plan and a Program EIR.

In 2007, the Board of Directors of the SLRMWD approved the Master Plan and certified the Program EIR; however, several lawsuits were filed challenging the adequacy of the Program EIR. As a result of the court filings, the Board of the SLRMWD rescinded its approval of the Master Plan and decertified the Program EIR. Presently, the SLRMWD Board of Directors has suspended its efforts to activate its latent powers to provide retail water or wastewater services.

In addition to the administrative requirements, SLRMWD would have to construct facilities to deliver treated water from the Water Authority aqueduct pipelines into its service area.

Rainbow Municipal Water District

The MSR/SOI Update discusses the potential for the RMWD to extend services to lands currently within the boundaries of SLRMWD. SLRMWD's proposed SOI is located directly east of the existing RMWD boundary and SOI. The expansion of the RMWD service area under the MSR/SOI Update would require expansion of the existing District boundary and SOI expansion, as well as annexation to MET and SDCWA. Infrastructure

improvements required for service to the Project Site under this alternative are discussed below.

Water and Wastewater Infrastructure Improvements

Regardless of which MWD serves the Project Site, the necessary on- and off-site improvements would be constructed (see Figures 1-5 and 1-6). These improvements include new access roads, aqueduct connections, pipeline extensions, a WWTP, wet weather ponds, water storage tanks, and a recycled water tank. These facilities are described in detail in the Meadowood Water Study and Wastewater Service Alternative Analysis. Both technical reports are included as Appendices O-1 and O-3, respectively, to this EIR. The detailed on- and off-site improvements required for the Proposed Project are described below. All on and off-site impacts associated with the construction of the preferred alignment of water supply facilities related to individual resource areas are detailed throughout the following chapters: Aesthetics (Chapter 2.1), Air Quality (Chapter 2.2), Traffic (Chapter 2.3), Biology (Chapter 3.1), Agriculture (Chapter 3.2), Cultural Resources (Chapter 3.4), Noise (Chapter 3.5), and Hazards (Chapter 3.6). Should the Proposed Project be required to construct the alternative alignment, supplemental environmental review will be required.

Water

After LAFCO's SOI determination and its decision regarding annexation of the Proposed Project into a MWD, the necessary water facilities will be constructed. Facilities and the specific components required for water service for the Proposed Project is dependent on the LAFCO selection of which MWD will serve the Project Site. The inventory of water facility components for each MWD is shown in Figure 1-13, and is listed in Table 1-3.

Valley Center Municipal Water District and San Luis Rey Municipal Water District

Facilities required for service by VCMWD and SLRMWD would be identical and are shown in Figure 1-13. These facilities would consist of a new turnout and flow control facility along the SDCWA aqueduct system, transmission pipeline from the aqueduct to the Project Site, on-site water storage tanks, and appurtenant facilities. Based on projected demands and phasing considerations, the recommended water supply facilities for the VCMWD and SLRMWD include:

- A 2.5 cubic feet per second (cfs) flow control facility;
- A 12-inch diameter water transmission pipeline from an aqueduct;
- Five million gallons (MG) of treated potable tank storage on-site; and
- On-site pressure reducing stations.

The treated water storage tank will be sited at sufficient elevation to allow gravity service from the water storage tank to the zones served without need for pumping. The storage tank would be located on the southern portion of the eastern ridgeline of the Project Site, as shown in Figure 1-5. This site consists of a gently sloping knoll east of the school site. The knoll is disturbed by existing farming operations and would be graded to provide suitable pads for water storage construction. The topography of this site allows for development of enough pad area for construction of two 2.5 million gallon circular steel storage tanks.

Secondary access roads for maintenance and emergency vehicles would be constructed to the water tank site (Figure 1-5). The access road for the site begins at the easternmost Project Site cul-de-sac and continues up to the ridge and water storage tank site.

Rainbow Municipal Water District

The water supply facilities for service by RMWD are shown on Figure 1-14. If water is supplied by the RMWD, the required facilities would consist of new transmission pipelines connecting to existing transmission pipelines, and may include the same water storage tanks on the Project Site as for the other two districts. Unlike the SLRMWD or VCMWD options, service supplied by the RMWD would not require new connections to the First or Second aqueducts. Instead, water would be supplied to the development from existing RMWD facilities, including existing aqueduct connections. Should the RMWD option be chosen, water could be supplied to the Project Site via one of three nearby connection points (shown on Figure 1-14). Based on the RMWD 2001 and Draft 2006 Master Plans, as well as the demands and phasing considerations summarized above, the recommended water supply facilities include:

- A 12-inch-diameter water supply pipelines connected to the existing RMWD water system;
- 5 million gallons of potable on-site tank storage;
- Off-site pressure reducing station, if necessary; and
- On-site pressure reducing stations.

Wastewater

There are no existing wastewater treatment facilities serving the Project Site. As discussed above, LAFCO will determine which of the three MWDs currently serving the surrounding area would be appropriate to serve the Project Site.

Regardless of which MWD is designated by LAFCO to provide wastewater service to the Proposed Project, a new WWTP would be required to be constructed to treat

wastewater. The total area of the proposed WWTP will be approximately one acre. The WWTP and wet weather ponds (components listed in Table 1-4a) would be located within the approximately two-acre area in the southernmost portion of the Proposed Project Site and north of realigned SR-76, as shown on Figure 1-1. Figure 1-7 illustrates the proposed layout of the WWTP and wet weather ponds. Wastewater would be pumped to the preliminary treatment building, which would also be located on-site. Post-treatment, the recycled water pump station would convey recycled water to the recycled water storage tank during periods of irrigation demand. During the low-demand winter months, treated storage tank water will be diverted by gravity to the wet weather ponds.

The proposed on-site location for the WWTP and wet weather ponds was selected based on an analysis of alternative locations in a technical report (May 2009). Each of the alternative site locations, both upstream and downstream along the San Luis Rey River, was rejected based on potential environmental impacts associated with the development of a WWTP at each site. The analysis of the alternate locations is included in the Meadowood Wastewater Study (2009) included as Appendix O-3.

As described above, the chosen MWD operator may determine in the future that it is desirable to have a single WWTP in the I-15/SR-76 quadrant to serve multiple projects. In this case, the MWD would determine the future location and sizing of the regional-serving WWTP, and additional environmental review may be required, at that time.

Valley Center Municipal Water District

VCMWD currently provides wastewater service to approximately 2,400 customers through operation of a system of gravity mains, lift stations, and force mains, four decentralized WWTPs, and effluent wet weather ponds. VCMWD has no existing wastewater facilities adjacent to the Project Site.

San Luis Rey Municipal Water District

Although SLRMWD does not currently provide wastewater service to its customers, it previously proposed to obtain the right to do so, triggering the preparation of the MSR/SOI Update for LAFCO. SLRMWD has no existing wastewater infrastructure to serve the Proposed Project.

Rainbow Municipal Water District

The RMWD currently provides wastewater service to approximately 3,500 customers within the unincorporated communities of Rainbow, Bonsall, and portions of Fallbrook and Pala. RMWD has updated its Water Master Plan to evaluate preferred options, if any, for extending water service to the Proposed Project.

However, RMWD has adopted Ordinance 01-02, which states that “no parcel that is greater than 250 feet from the sewer mains and trunk lines active when the 2000 Sewer

Master Plan was adopted shall be allowed to connect to the sewer system." Therefore, only parcels within 250 feet will be able to connect to the existing system as long as this ordinance is in place.

1.2.2 Technical, Economic, and Environmental Characteristics

Economic considerations that guided the design of the Proposed Project are based on the shortage of housing in San Diego County, along with increased demand and need for affordable housing. The Proposed Project responds to the local and regional demand for housing by providing a variety of housing types at a range of prices.

Environmental issues constraining development that were considered in the design of the Proposed Project include the following:

- Sensitive Biological Resources. The Project Site is part of a regional network of significant biological resources along the San Luis Rey River. Resources include wetlands, coastal sage scrub, and chaparral. The Proposed Project has been designed to conserve key habitat and wildlife corridors through the dedication of 122.4 acres of open space, of which 115.6 acres will be dedicated as part of the proposed North County MSCP preserve.

- Steep Slopes. Much of the Project Site contains steep slopes (25 percent or greater grade for 50 or more feet). The Proposed Project has been designed such that development encroachment into these slopes would be confined to a 16.2-acre area, which falls within the Resource Protection Ordinance's (RPO) 10 percent encroachment allowance. The Proposed Project will preserve approximately 164.1 acres with slopes of 25 percent or greater grade that meet the definition of RPO steep slopes.

- Visual Quality. The Project Site, especially the steeper slopes and ridges at the higher elevations, is visible from I-15 and adjacent homes and businesses along SR-76. The visual characteristics of the property were considered in the Proposed Project design, which plans the more intense uses on the flatter portions of the site at lower elevations. The prominent ridges and steeper slopes would be preserved in open space.

- Wildfire Hazards. The Project Site is in an area subject to wildfires. Thus, a FPP has been prepared for the Proposed Project and will be implemented by the HOA.

  The FPP sets forth a number of concepts to reduce and prevent fire hazards. These include:

- Requiring a Class A roof covering assembly, which includes a Class A roof covering on all portions of each residence. (Class A refers to the fire rating of the roof covering. Class A provides the best fire resistance.)

- Placement of fire-resistant building materials on all residential wall surfaces that are less than 125 feet from, and face, highly flammable vegetation and meet County Building Code Chapter 7A elsewhere throughout the Proposed Project.

- Working with the developer/designer to incorporate fire-resistive and enhanced fire-resistive construction in each home and to placing each home within its lot in such a way that any threat from wildland fire would be minimized.

- Maintaining NCFPD-approved landscaping in Zones A and B.

- Implementing and maintaining around residential structures an irrigated Setback Irrigated Zone A “defensible space” that is absent any combustible construction.

- Providing Zone B “fuel modification” where all combustible vegetation has been removed.

- Installing a residential fire sprinkler system in each home per National Fire Protection Association standards, as applicable.

When approved by the County Fire Marshal and NCFPD, all requirements and recommendations will be incorporated into the Proposed Project.

To avoid impacting sensitive resources including agriculture, biology, steep slopes and visual quality, the Proposed Project design uses lot area averaging in conformance with policies and regulations of the County of San Diego and the Fallbrook Community Plan. Policies that influenced the cluster design of the Proposed Project primarily include: (1) County of San Diego Zoning Ordinance Section 4230; (2) County of San Diego Regional Land Use Element Policy 1.55; (3) Fallbrook Community Plan Land Use Residential Policy 6; and (4) Fallbrook Community Plan Community Beautification and Design Policy 10.

Environmental design considerations that have been incorporated into the Proposed Project are listed in Table 1-5. These include standard measures to reduce environmental impacts associated with aesthetics, air quality, erosion, and water quality during grading and construction of the Proposed Project. Additional measures specifically related to the Proposed Project that address impacts associated with aesthetics, transportation, biological resources, agriculture, geology, noise, hazards, hydrology, public services, and utilities are also included. All of these environmental design measures are detailed in Chapters 2, 3, and 4 and are also included in Chapter 8 of this EIR.

1.3 Project Location

The 389.5-acre Project Site is located in the southeastern corner of the Fallbrook Community Plan area of the unincorporated area of San Diego County. It is situated northeast of the I-15 and SR-76 interchange and north of the San Luis Rey River (Figures 1-15 and 1-16). The newly realigned SR-76 is adjacent to the southern boundary of the Project Site.

The Project Site is located directly east and adjacent to the Campus Park, Palomar Community College District, and the Campus Park West properties, which are planned communities active in the planning process. East of the Project Site is the Rosemary's Mountain Rock Quarry site, which has an approved Major Use Permit. The land to the north and east of the Project Site is undeveloped and consists of citrus and avocado groves and natural open space (Figure 1-17).

1.4 Environmental Setting

1.4.1 Regional Context

The Proposed Project area is within the unincorporated area of northern San Diego County, within the Fallbrook Community Plan area. The topography is characterized by the east-west San Luis Rey River Valley along the SR-76 corridor and the north-south I-15 corridor. Both the San Luis Rey River floodplain and the I-15 corridor are flanked by rolling hills which have historically been used for citrus and avocado groves, estate residences, and open space, with cattle grazing also occurring in the more rugged terrain. Row-crop agriculture is practiced within the flatter portions of the Project Site and to the east of the Monserate Mountain ridgeline, within Rice Canyon. A rocky outcrop, known as Rosemary's Mountain, comprises the southernmost toe of the Monserate Mountain ridge and abuts the southeastern corner of the Project Site.

Communities adjacent to the Fallbrook Community Plan area are Pendleton-Deluz Community Plan area to the west, which includes Camp Pendleton; Riverside County to the north; Rainbow Community Plan area to the northeast; Pala-Pauma Community Plan area to the east; Valley Center Community Plan area to the southeast; and Bonsall Community Plan area to the south (Figure 1-18). Several hundred homes of varying types exist in the area surrounding the Project Site, including farm homes on large parcels with citrus and avocado groves, detached single-family homes in the Lake Rancho Viejo subdivision, and mobile homes in the Rancho Monserate Mobile Home Park.

There are several other development projects planned within the immediate vicinity of the Proposed Project. Campus Park is a proposed project immediately adjacent to the

Proposed Project on the west and includes single-family and multi-family residential uses, a town center, parks, office professional uses, and recreational facilities. Additionally, the Palomar Community College District proposes to build its North Education Center campus within a portion of the Campus Park project site. The proposed Campus Park West project is located within a teardrop shaped parcel at the northeast corner of I-15 and SR-76. The land comprising these three projects is currently primarily open space and pastureland.

The land to the north and east of the Proposed Project is undeveloped and consists of citrus and avocado groves and natural open space. South of SR-76 and the San Luis Rey River is the Lake Rancho Viejo residential project. West of I-15 and south of the San Luis Rey River are the Rancho Monserate Mobile Home Park and the Rainbow Municipal Water District offices and work yard. There is a gas station, a restaurant, and a park-and-ride facility in the northwest quadrant of the I-15/SR-76 intersection. Additionally, to the west of I-15 are several residential and resort projects including Pala Mesa Highlands, Pala Mesa Condominiums, and the Pala Mesa Shopping Center.

The SR-76 is the subject of a current proposal (SR-76 Project) to develop it into a four-lane highway that can accommodate widening to six lanes. The SR-76 Project has recently completed a newly realigned 1.3 mile stretch east of I-15 adjacent to the southern boundary of the Project Site. The new four lane highway is intended to relieve existing and future traffic congestion and improve motorist safety.

In order to implement the Natural Community Conservation Planning (NCCP) program of the Department of Fish and Game, the County of San Diego, along with other local agencies, is in the process of creating a MSCP for the unincorporated areas of northern San Diego County (North County MSCP). The draft North County MSCP does not designate an exact preserve boundary, but instead designates large areas, within which conservation efforts are to be concentrated, and where development should occur. It is anticipated that the Proposed Project will be approved prior to the draft North County MSCP. Therefore, in order to assure preservation of the most important biological resources, the Proposed Project proponent and the Department of Fish and Game have negotiated a hardline on the most recent draft North County MSCP maps. Three major wildlife movement corridors are present on or within the vicinity of the Project Site. This hardline allows the continued wildlife movement to occur.

The Project Site is visible from both I-15 and SR-76 and the Proposed Project's viewshed is generally confined to the areas located within the ridgelines that surround the I-15 corridor and those that define the San Luis Rey River valley.

1.4.2 On-site Characteristics

The Project Site is characterized by diverse topography and a variety of vegetation types and habitats. It occupies the eastern portion of a well-defined valley surrounded by steep hills. The dominant feature is Monserate Mountain, the southern ridgeline of which occupies the eastern portion of the site. The topography of the Project Site ranges from gently sloping, sparsely vegetated terrain approximately 260 feet above MSL at the southwestern end of the site, nearest to the San Luis Rey River, to the steeply sloping ridgeline along the northeastern portion of the site, which is the southern flank of Monserate Mountain with an elevation of approximately 840 feet above MSL. The eastern boundary descends into Rice Canyon, most of which is farther to the east. The site generally drains to the south and west and eventually into the San Luis Rey River.

The western and southern portions of the property are the most suitable for development with respect to steep slopes. RPO steep slopes are defined as those areas with slopes 25 percent and greater which have a minimum rise of 50 feet. The various slope categories on-site and the areas of encroachment into the RPO steep slopes are described within Section 2.1.

Land uses on-site include agricultural activities, consisting mostly of citrus and avocado groves and taking up most of the central and southern portions, or about 54 percent of the site. There are 13 homes, sheds, and agricultural buildings scattered throughout the site, none of which is historic.

The rugged and undeveloped terrain in the northern and eastern portions supports disturbed and undisturbed southern mixed chaparral, coastal sage scrub vegetation, disturbed coastal sage scrub, and coast live oak woodland. Wetland areas of the Project Site include mixed willow–mule fat riparian scrub at the western boundary and two isolated freshwater ponds. These ponds are artificial and are used to irrigate existing crops. In addition, the site includes non-native annual grassland and a network of graded dirt roads and other disturbed or developed areas.

Surrounding Water Districts

The Proposed Project requires LAFCO action to identify an appropriate MWD to serve the Proposed Project's water and wastewater needs as well as to approve the annexation of the Project Site into a MWD, the SDCWA and MET. The Project Site and vicinity is flanked by three municipal water districts: SLRMWD, RMWD, and VCMWD (see Figure 1-12).

<u>San Luis Rey Municipal Water District</u>

The SLRMWD encompasses approximately 3,000 acres along the San Luis Rey River. The SLRMWD is bounded on the west by I-15, on the east by the Pala Indian

Reservation, and on the north and south by RMWD and VCMWD, respectively. Approximately 60 percent of the Project Site is located within the boundary of the SLRMWD. The northern 40 percent remains outside any existing MWD boundary; however it is located within the SLRMWD's proposed SOI.

Rainbow Municipal Water District

The RMWD encompasses a 51,200-acre service area, with its northern border coterminous with the Riverside County line. The RMWD bounds the Project Site on the north and east.

Valley Center Municipal Water District

The VCMWD encompasses approximately 64,253 acres. The District is bounded on the west by I-15, on the south by the city of Escondido and on the north by YMWD, Pala Indian Reservation, and SLRMWD. Although the VCMWD is not adjacent to the Project Site, it is located in close proximity to the Proposed Project's southern edge.

1.5 Intended Uses of the EIR

This EIR is an informational document that will inform public agency decision makers and the public generally of the significant environmental effects of the Proposed Project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the Proposed Project. A project level EIR was prepared for this Proposed Project because it will be used to evaluate the environmental effects of a single development project (General Plan Amendment, Specific Plan Amendment, Rezone, Vesting Tentative Map, Site Plans [3], and a Major Use Permit for operation of a WWTP for the Proposed Project). In addition, there are necessary off-site improvements (e.g., roads, water, and wastewater infrastructure) for the Proposed Project that are analyzed in this EIR. This EIR has been prepared in accordance with the requirements of the San Diego County Environmental Impact Report Format and General Content Requirements (2004), and the statute and guidelines of the CEQA Public Resources Code Sections 21000, et seq., and the California Code of Regulations (CCR), Sections 15000, et seq., respectively.

As described in Section 1.2.1 above, the provision of water and wastewater service, as well as fire protection to the Proposed Project, would require SOI and annexation decisions by LAFCO. For water and wastewater service, modification of the existing SOI boundaries for the MWDs in the Proposed Project area will be required. Therefore, an intended use of this EIR includes the future LAFCO action of updating the SOI of MWDs in the Bonsall and Pala Hydrologic Subarea Basins. Inclusion of the relevant documentation and analyses of the SOI Update is provided in this EIR, once certified by the County, to allow LAFCO to utilize this EIR as a responsible agency when LAFCO

acts upon the SOI Update and the formal annexation of the Proposed Project into a MWD. Accordingly, LAFCO is a responsible agency under CEQA (Cal. Code Regs. Title 14, Section 15381).

An Initial Study was prepared and is included as Appendix A to this EIR. The NOP (Appendix B) was prepared in April 2004. This EIR addresses issues identified in the Initial Study and comments received regarding the NOP.

1.5.1 Matrix of Project Approvals/Permits

Table 1-6, Matrix of Project Approvals/Permits, presents the discretionary actions required for the Proposed Project and analyzed by this EIR:

TABLE 1-6
MATRIX OF PROJECT APPROVALS/PERMITS

Discretionary Approval/Permit	Approving Agency
General Plan Amendment	County of San Diego
Specific Plan Amendment	County of San Diego
Vesting Tentative Map	County of San Diego
Rezone	County of San Diego
Blasting Permit	County of San Diego
Vesting Site Plan	County of San Diego
"B" Designator Site Plan	County of San Diego
"V" Setback Site Plan	County of San Diego
Major Use Permit for a WWTP	County of San Diego
Grading Plan	County of San Diego
Sphere of Influence Update	LAFCO
Annexation to a MWD	LAFCO and MWD
Annexation to SDCWA	LAFCO and SDCWA
Annexation to the MET	LAFCO and MET
Annexation to the NCFPD	LAFCO
Streambed Alteration Agreement, Section 1603, California Fish and Game Code	California Department of Fish and Game (CDFG)
Endangered Species Act - Section 7 Permit	United States Fish & Wildlife Service (USFWS)
Clean Water Act - Section 404 Permit	U.S. Army Corps of Engineers (ACOE)
Statewide National Pollutant Discharge Elimination System General Construction Activity Storm Water Permit	Regional Water Quality Control Board (RWQCB)
Clean Water Act - Section 401 (Porter-Cologne Act) Water Quality Certification	RWQCB

1.5.2 Related Environmental Review and Consultation Requirements

The lead agency for this proposed action is the County of San Diego. The responsible agencies are LAFCO, MET, and SDCWA, as well as SLRMWD, RMWD, and VCMWD (depending on the ultimate water supply provider and service provider determined by LAFCO). Consultation and coordination have occurred with numerous federal, state,

and local agencies via the NOP process. The NOP distribution list is included in Appendix B.

Coordination occurred regarding key biological issues in a pre-application meeting that was held on September 12, 2006. Attending that meeting were representatives of U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers (ACOE), California Department of Fish and Game (CDFG), and Regional Water Quality Control Board (RWQCB).

1.6 Inconsistencies of Project with Applicable Regional and General Plans

As presented in the Land Use and Planning chapter of this EIR (Chapter 4.1), the Proposed Project contains urban land uses and densities that are not consistent with the existing General Plan Regional Land Use Element regional categories of "Regional Development Area" (RDA) and "Special Study Area" (SSA) for the Project Site, and goals pertaining to preservation of rural lands. As part of the Proposed Project, the General Plan Regional Land Use Map is proposed to be amended to remove the existing RDA and SSA regional categories and to re-designate the entire 389.5-acre site as CUDA, "Current Urban Development Area" (as shown in Figure 4.1-1). By changing the Regional Land Use category to CUDA, the General Plan goals pertaining to non-urban lands would no longer apply to the Project Site as it would be henceforth considered urban land, upon which urban residential land use types and densities would be appropriately suited.

The Proposed Project contains residential densities that are not consistent with the existing Fallbrook Community Plan (18) Multiple Rural Use land use designation for the eastern 297.5 acres of the Project Site, and therefore, proposes a General Plan Amendment to change the Fallbrook Community Plan land use designations to (21) Specific Plan Area for the entire site (as shown in Figure 4.1-2). By changing the land use designation for the eastern 297.5 acres of the Project Site to Specific Plan Area, the Proposed Project would conform to the Fallbrook Community Plan, and any potential inconsistencies pertaining to development of rural lands would be de facto resolved.

A General Plan Amendment and Rezone are proposed to bring the Proposed Project into conformance with the General Plan Regional Land Use Map, Land Use, Fallbrook Community Plan land use designation, and zoning.

1.7 List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area

CEQA Guidelines Section 15355 indicate that a cumulative impact consists of effects created as a result of implementation of the Proposed Project evaluated in the EIR

combined with other projects causing related impacts CEQA Guidelines Section 15130 requires that an EIR address cumulative impacts of a project when the project's incremental effects would be cumulatively considerable, wherein "cumulatively considerable" refers to the individual project's effects in conjunction with those caused by past, current, and probable projects.

Table 1-7 provides a list of projects that were considered in developing the cumulative impacts discussion in this EIR. Figure 1-19 shows the locations of the cumulative projects. The study area for the cumulative area is based on projects that are pending or recently approved within the vicinity of the Project Site. The list was obtained by consultation with the County of San Diego Department of Planning and Land Use and review of the San Diego Geographic Information Systems (SANGIS) database.

The potential for cumulative impacts is discussed for each environmental issue in Chapters 2, 3 and 4. Geographic areas considered for each cumulative analysis vary by environmental issue. For example: the visual quality analysis focuses on the Proposed Project's specific viewshed; the analysis of regional issues, such as air and water quality, is based on regional plans and policies; cumulative impacts to biological resources are based on the analysis of both surrounding projects with similar habitat as well as regional planning and preservation guidelines such as the NCCP; and the cumulative traffic analysis uses regional growth factors to predict future conditions.

1.8 Growth Inducing Effects

As presented in CEQA Guidelines Section 15126(d), whether or not a project may be growth inducing must be discussed in an EIR. The question to be asked is whether or not a "project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, *in the surrounding environment*" (emphasis added). Included are projects that would remove obstacles to population growth. The CEQA Guidelines Section 15126.2(d) further state that "it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment."

This section describes the potential for the Proposed Project to induce additional development in the Project Site area. The Proposed Project would construct a maximum of 886 single-family and multi-family units, as well as public facilities, both on- and off-site, that must be evaluated to determine the potential for growth inducement within the community of Fallbrook. Public facilities include a 10.1-acre site, to include a park and an associated parking lot, an elementary school, pocket parks and hiking trails. In addition, the Proposed Project would provide roadway improvements as described above in Section 1.2, Project Component Parts, Circulation. The Proposed Project

would also include annexation to a MWD and the construction of an on-site WWTP, as well as on- and off-site facilities to provide water service to the Proposed Project.

The following analysis addresses each element of the Proposed Project and evaluates the potential growth-inducing impact of that element.

1.8.1 Growth Inducement Due to General Plan Amendment (Increases in Density)

This section addresses the influence of the Proposed Project on growth in the region resulting from residential development on the site as allowed by the General Plan Amendment, Specific Plan Amendment, and Rezone. While the Proposed Project includes residential development at a greater intensity than the existing General Plan, it is generally consistent with land use changes envisioned in the Draft Land Use Map of the proposed General Plan Update.

In particular, the area surrounding the interchange of I-15 and SR-76 has been planned as a primary location for future growth. The I-15 Corridor Subregional Plan and the I-15/SR-76 Master Specific Plan (MSP) were prepared in 1988 to address the special needs of this area encompassing the land located within the four quadrants of the I-15/SR-76 interchange. The western 92 acres of the Project Site are within 1,178 acres of land referred to as the Master Specific Plan Area (MSP). Due to the location at this interchange, the MSP was envisioned as a node of future development.

The northeast quadrant of I-15 and SR-76, in which the Proposed Project is situated, has been identified by the SANDAG Smart Growth Concept Map as a potential Special Use Center smart growth area. Potential smart growth areas are locations where smart growth development could occur if local land use plans are changed and/or if the SANDAG 2030 Regional Transportation Plan (RTP) is modified to include adequate levels of planned transit service. Each smart growth place type is associated with certain housing and employment density targets and transit service thresholds.

The Special Use Center is identified as an area in which employment opportunities consist primarily of medical or educational facilities; low-, mid-, and high-rise buildings are featured; one non-residential land use dominates; and that draws from throughout the region/subregion. The minimum transit service characteristics associated with a Special Use Center is light rail/rapid bus. According to the 2030 RTP, the northeast quadrant of I-15 and SR-76 is planned for a Bus Rapid Transit and High Frequency local bus service, both to be phased in by 2020.

Additionally, the Draft County of San Diego General Plan Update Land Use Plan designates the portions of the Meadowood Specific Plan Area planned for development as Village Residential. The Village category identifies areas where a higher intensity and a wide range of land uses are established or have been planned. Typically, Village

areas function as the center of community planning areas and contain the highest population and densities. A sub category of the Village classification, Transit Node, includes sites within walking distance of future rapid transit stations. Served by either express or rail services, Transit Node areas are planned diverse, mixed use areas with a range of residential, retail, and, where appropriate, employment generating land uses (e.g., office/professional or light industrial), as well as parks and civic uses.

In a regional context, therefore, any growth that may be attributed to the Proposed Project is associated with these plans for the I-15/SR-76 interchange area.

1.8.2 Growth Inducement Due to Construction of Additional Housing

The existing Fallbrook Community Plan anticipates up to 288 dwelling units within the Project Site; however, in an attempt to address growth and housing needs, the County of San Diego is in the process of updating its General Plan, which specifically proposes to recognize the Project Site and surrounding areas as a region designated for increased housing. Although not adopted at the time of this writing, the conceptual plan has been approved by the Board in the form of Land Use Maps. The General Plan Draft Land Use Map and General Plan Referral Map both identify the Project Site and vicinity as a center for growth to include housing, retail, commercial and educational facilities. The Proposed Project would provide a portion of this housing in the Fallbrook area as envisioned in the General Plan Update.

By adding new residents, the Proposed Project would increase the amount of consumers in the Fallbrook area. This may result in the need for additional commercial services. As stated above, the draft General Plan Update identifies the area surrounding the Project Site for commercial and retail land uses; therefore, commercial growth is already anticipated for the Proposed Project area. Additionally, properties adjacent to the Project Site are in the process of obtaining the approvals for commercial and retail land use proposals and will meet this increased demand. Due to the fact that the approved General Plan Update Land Use Maps include planned commercial growth in the area, the Proposed Project would not be growth inducing with respect to commercial areas in Fallbrook.

1.8.3 Growth Inducement Due to Construction/Improvement of Roadways

Construction of new roadways or improvement of existing ones could potentially induce growth if the roadway development provides significantly improved accessibility to undeveloped or underdeveloped sites. In order to support the addition of up to 886 single-family and multi-family units, the Proposed Project includes the construction and/or improvement of on-site and off-site roadways.

As the primary access from SR-76, the Proposed Project would construct Horse Ranch Creek Road, a new four-lane boulevard with a raised median. This roadway would extend northward off-site through the adjacent Campus Park project site and connect with the existing Stewart Canyon Road, near I-15. The development of Horse Ranch Creek Road will allow anticipated levels of traffic to flow through areas designated for growth by the General Plan Update. The connection with the Campus Park development site will assure connectivity between two large-scale development projects already accounted for in County growth analysis.

The Proposed Project also includes Pala Mesa Heights Drive, a two-lane residential collector, located at the northwest edge of the Project Site. This road will be extended off-site through Campus Park property and connect to Horse Ranch Creek Road.

In addition, the Proposed Project includes Street "R" which will connect the southern portion of Horse Ranch Creek Road to the existing Pala Mesa Drive, through the Campus Park and Campus Park West project sites. Street "R" and Pala Mesa Drive will be designated as Light Collectors, and Pankey Road south of Street "R" to SR-76 will be improved to Collector standards. This provides a road system that will minimize Proposed Project traffic impacts to SR-76 by allowing traffic to flow within the Project Site and adjacent Campus Park development site. The proposed road classifications are sufficient to serve the Proposed Project and anticipated cumulative traffic On-site roadway construction will serve the Proposed Project and allow traffic movement of the three additional development projects, for which applications have already been submitted. The off-site improvements are limited to the area where they would serve only traffic from the Proposed Project and projected cumulative traffic in the northeast quadrant of the I-15/SR-76 intersection. No road extensions are proposed through areas not currently planned for development. Therefore, roads proposed to service the Project Site, as well as those off-site road improvements, will not cause growth in the Fallbrook area beyond what is projected and anticipated in the County's proposed General Plan Update. Therefore, the Proposed Project would not facilitate development or remove an obstacle to the development of new areas.

1.8.4 Growth Inducement Due to Extension of Public Facilities

A majority of the Project Site is beyond the boundaries of the SDCWA. As discussed previously throughout this chapter, the Project Site requires annexation to a MWD for the provision of water and wastewater services. To this end, LAFCO will consider a SOI change and annexation of the Project Site into one of the three districts with services in the vicinity of the Project Site: SLRMWD, RMWD and VCMWD, and determine the appropriate provider. The extension of MWD boundaries and SOI determination(s) by LAFCO will address currently unserved areas, but will not have a growth inducing impact because the areas being considered for service are those which have been historically

planned for growth. Moreover, the development of the Project Site and surrounding area are also forecasted, in various forms, under the proposed General Plan Update.

The Project Site is located in a region that has been planned for development for 30 years. Specifically, the Campus Park Specific Plan (SP-83-01) was originally adopted in 1983 allowing industrial and residential development. Over $5 million of infrastructure of sewer and water lines were placed in anticipation of Hewlett-Packard building a plant. Additionally, the Project Site is adjacent to the approved Palomar Community College-North Education Center which proposes between 75,000 to 150,000 square feet of development and related parking associated with instructional facilities and related college amenities. In addition to these approved projects, the I-15/SR-76 Interchange Master Specific Plan has paved the way for development proposals for new residences in the area, including the Campus Park Specific Plan Amendment and Campus Park West Specific Plan.

With specific respect to growth related to the demand for potable water, the SDCWA included the Proposed Project in the 2007 Update of the *2005 Urban Water Management Plan*. The anticipated water demands of the Proposed Project were included to allow a comprehensive analysis of future water demands of the area. As detailed in Chapter 4.6, SDCWA concluded that there was adequate water supply to meet the demands of the Proposed Project.

LAFCO will not undertake SOI determination(s) or annexation proceedings until the land use approvals have been approved by the Board of Supervisors. Notwithstanding the selected district, the Proposed Project includes the construction of all necessary infrastructures, such as aqueduct connections, pipeline extensions, and water storage tanks. The Proposed Project includes the provision of an on-site WWTP. The chosen MWD operator could require one WWTP to serve the potential demands of the entire I-15/SR-76 quadrant. The requirement for an expanded WWTP would be growth accommodating, as this area has been slated for growth for 25 years via other planning documents, including the Sycamore Springs EIR and the Campus Park EIR. In addition to the approved previous action by the County Board of Supervisors, regional growth in this area has been anticipated by both SANDAG plans and the County General Plan Update. Sewer expansion into a previously unserved area may be removing an obstacle to growth; however, that growth is not unplanned. Therefore, the provision of water and wastewater infrastructure is not considered growth-inducing.

1.8.5 Growth Inducement Due to Provision of New Parks and Schools

The Proposed Project includes a neighborhood park and the provision of an elementary school site, but does not propose to build the school. The recreation component of the Proposed Project includes a 10.1-acre site for a neighborhood park, pocket parks, and a system of multi-use trails that would connect with future trails on the adjacent Campus

Park project site, the neighborhood park, and with the pocket parks. Development of the park and trails would not be growth inducing because they are intended for use by residents of the Proposed Project, and existing and future residents in the Proposed Project area. The parks and trails are consistent with State and County requirements for parkland to serve the proposed number of homes. Adjacent development areas will also be required to provide recreational facilities, or pay fees in lieu of such facilities, when they are developed. Surrounding development areas will, therefore, not be dependent upon the Proposed Project.

The proposed 12.7-acre elementary school site would provide facilities for the 191 elementary school students within the Bonsall Union Elementary School District (BUESD) that would be generated by the Proposed Project. The availability of a new school site would assist the District in meeting the student enrollment demands in the Proposed Project area and would not be growth inducing. If a school is not constructed on this site, students would attend other schools within the Fallbrook Union Elementary School or BUESD. The construction of an on-site school would be under the control of the school district and would occur at the time of need, if at all.

1.8.6 Conclusion

In conclusion, the Proposed Project will not result in growth inducing effects for the following reasons.

1. The Proposed Project is located in an area envisioned to support additional development as identified by the SANDAG Smart Growth Concept Map, the I-15 Corridor Subregional Plan, the I-15/Highway 76 Master Specific Plan, and the General Plan Update.

2. The additional housing is proposed in an area which is planned to support residential and commercial developments.

3. Roadway construction will serve traffic from only the Proposed Project and two additional cumulative development projects for which applications have already been submitted, along with the approved Palomar College campus..

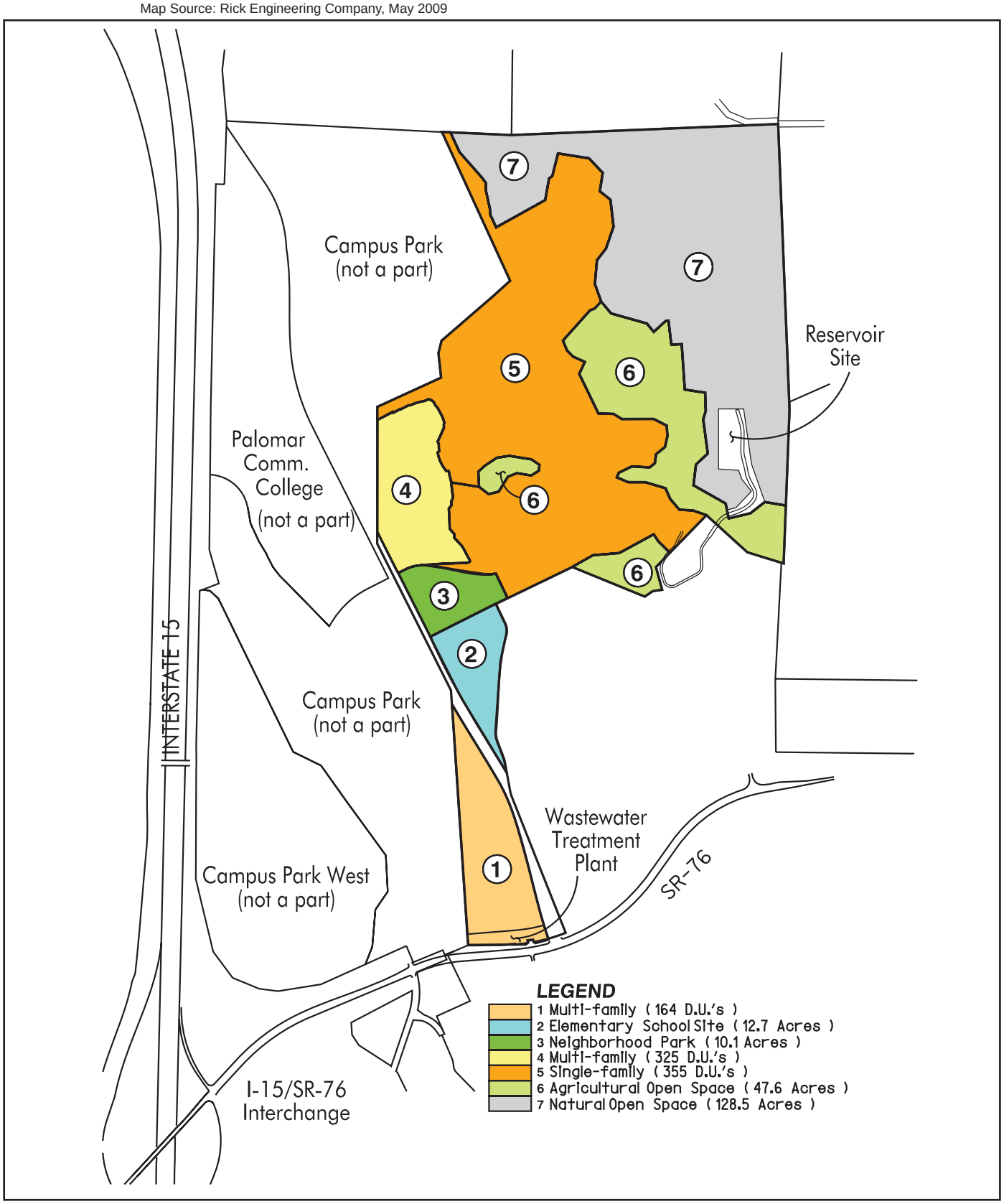
4. The area has anticipated growth since at least 1983 and is included in the 2007 Update to the 2005 Urban Water Management Plan.

5. The proposed parks are scaled to comply with State and County requirements for parks and to serve the proposed number of homes.

6. The availability of a new school site would assist the BUESD in meeting the student enrollment demands created by the Proposed Project.

Thus, while the Proposed Project would entail development of a community with up to 886 residences, a school, recreation areas and infrastructure, it would be considered to accommodate planned growth. Further, it would not foster unplanned economic or population growth, the construction of additional housing, or remove obstacles to population growth.

Map Source: Rick Engineering Company, May 2009



NO SCALE

RECON

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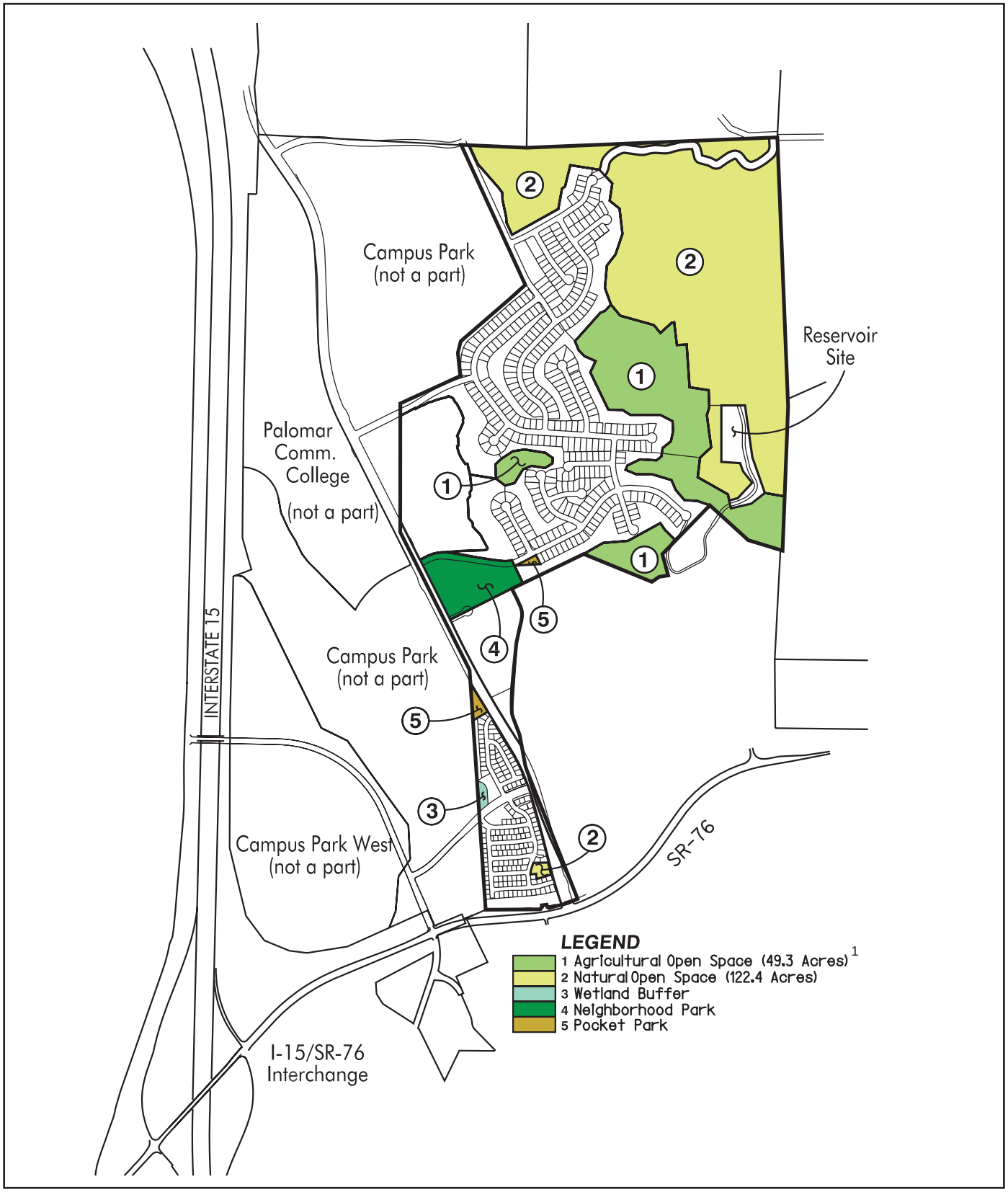
FIGURE 1-1
Proposed Land Use Plan

Map Source: Rick Engineering Company, May 2009



FOOTNOTE:

[1] Agricultural open space includes 47.3 acres from PA6 and 2.0 acres from PA5.

NO SCALE

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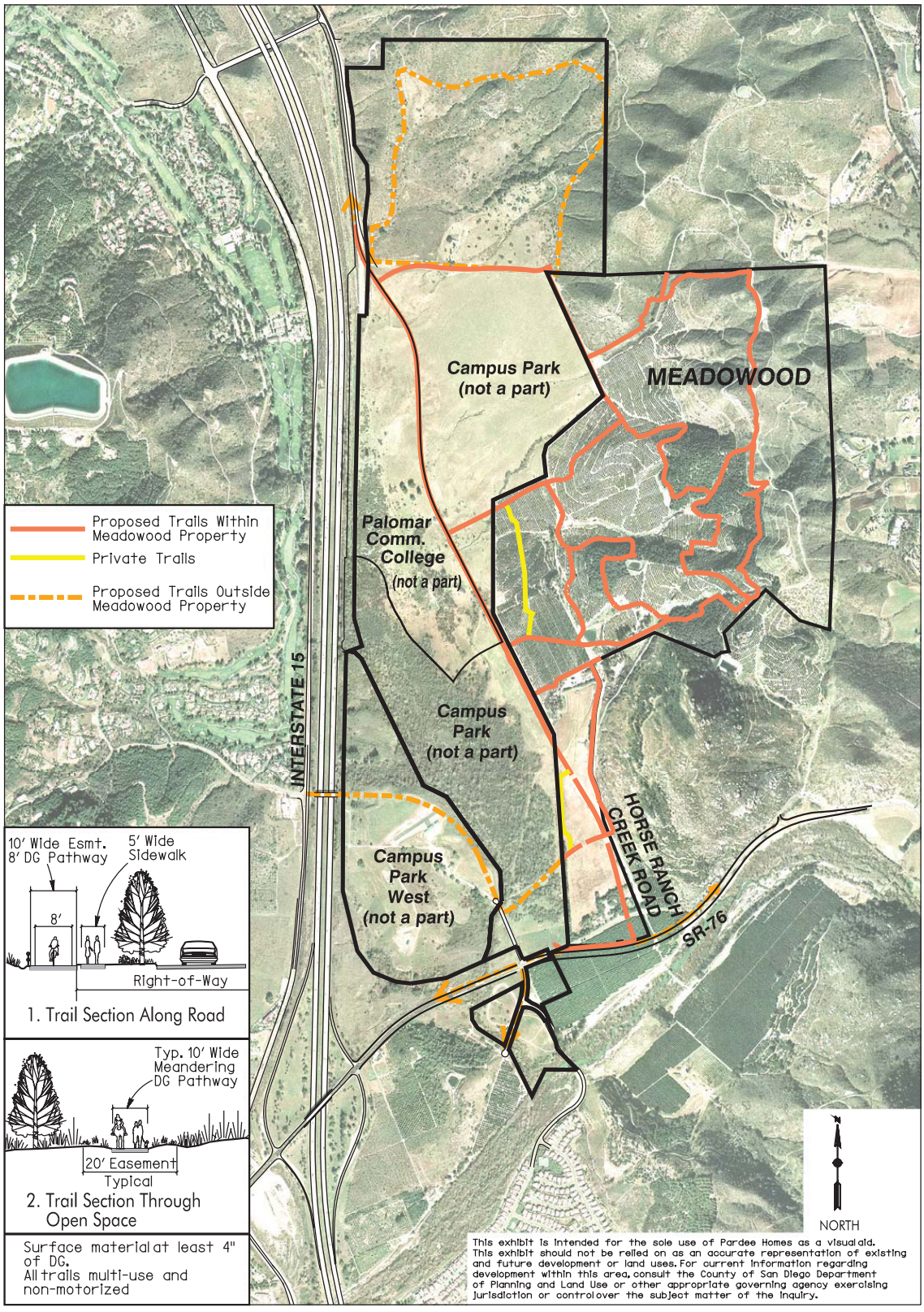
FIGURE 1-2

Open Space Plan

Map Source: Rick Engineering Company, May 2009



NO SCALE

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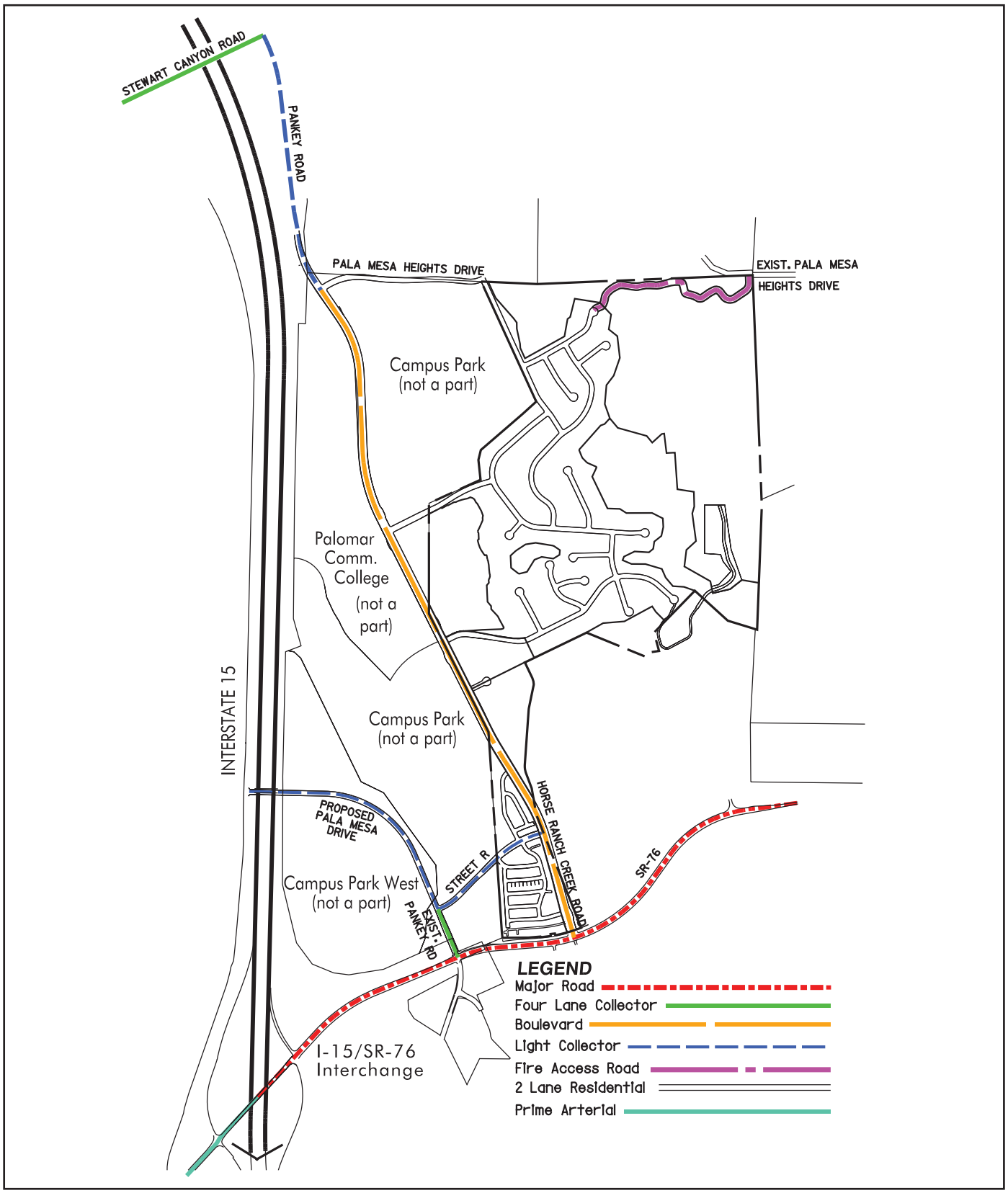
FIGURE 1-3

Trails Plan

Map Source: Rick Engineering Company, May 2009



NO SCALE

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FIGURE 1-4
Circulation Plan

Map Source: Dexter Wilson Engineering, Inc., May 2009

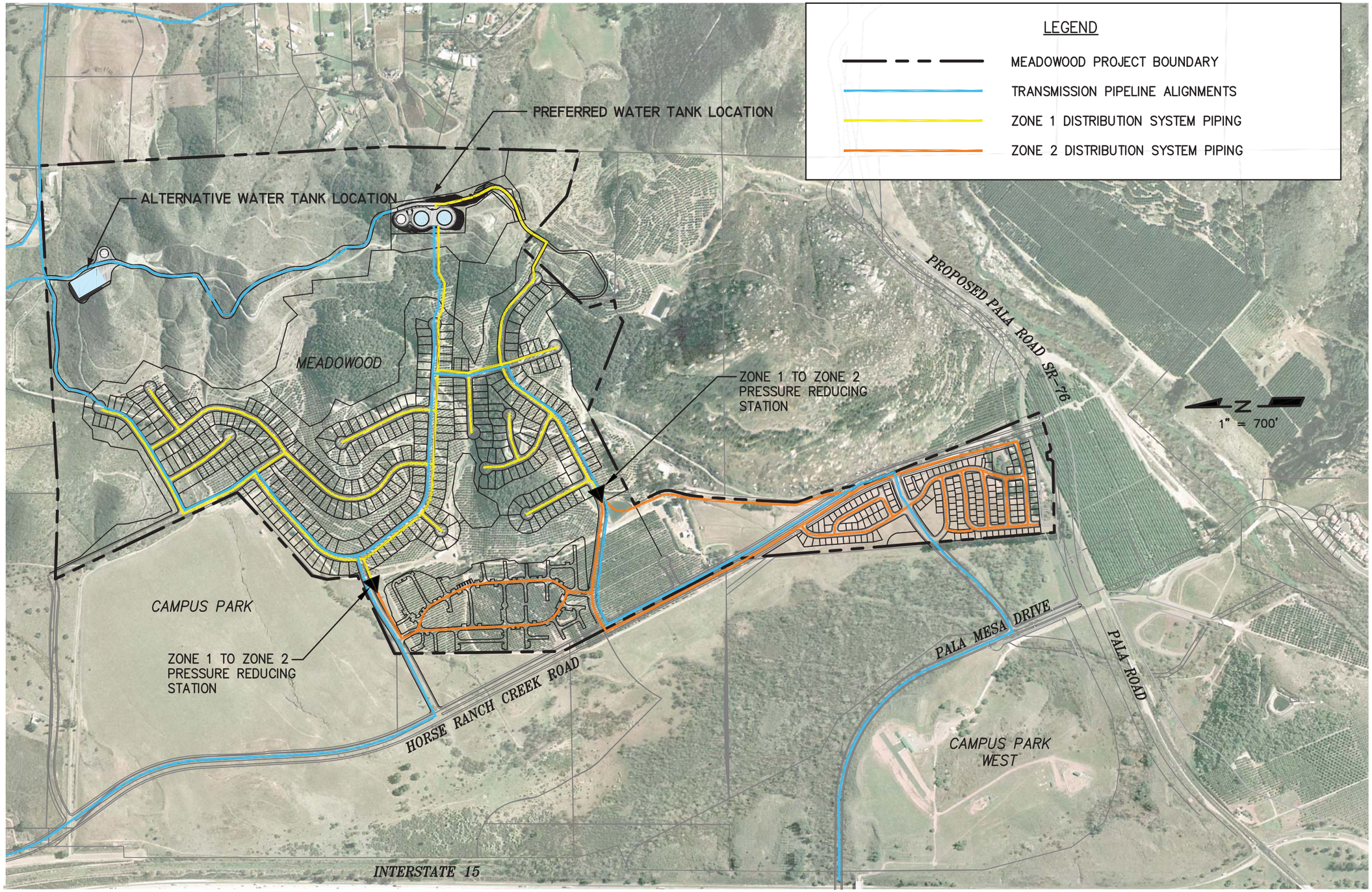

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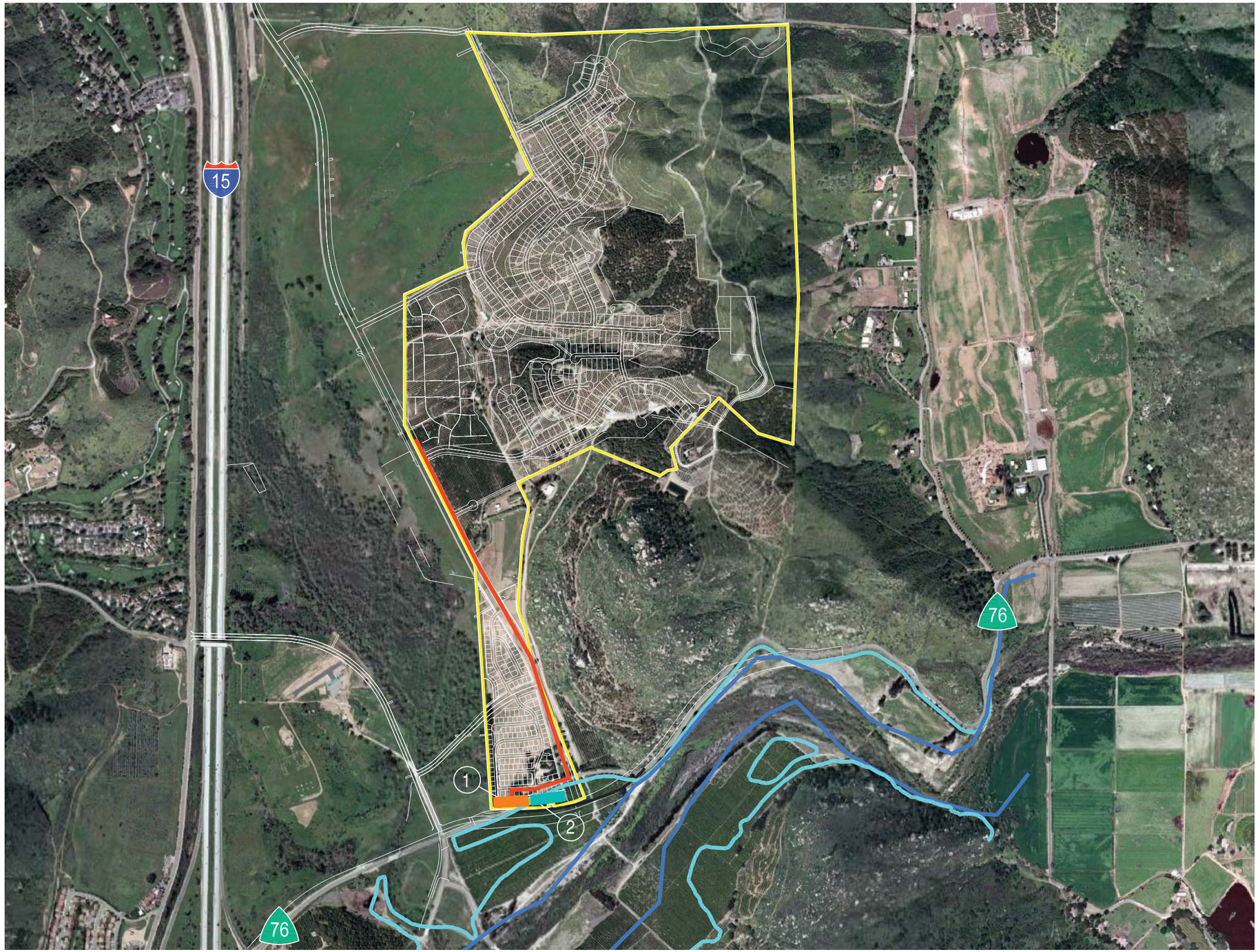
FIGURE 1-5
Potable Water Distribution System

Map Source: RW Beck, June, 2009



LEGEND

- PROPERTY BOUNDARIES
- SLR RIVER FLOODWAY
- CURRENT 100-YEAR FLOODPLAIN
- WASTEWATER COLLECTION MAIN
- TREATED WATER FORCE MAIN
- (1) TREATMENT PLANT SITE
- (2) WET WEATHER POND SITE

RECON

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FIGURE 1-6
Wastewater Infrastructure

Map Source: RW Beck, June 2009

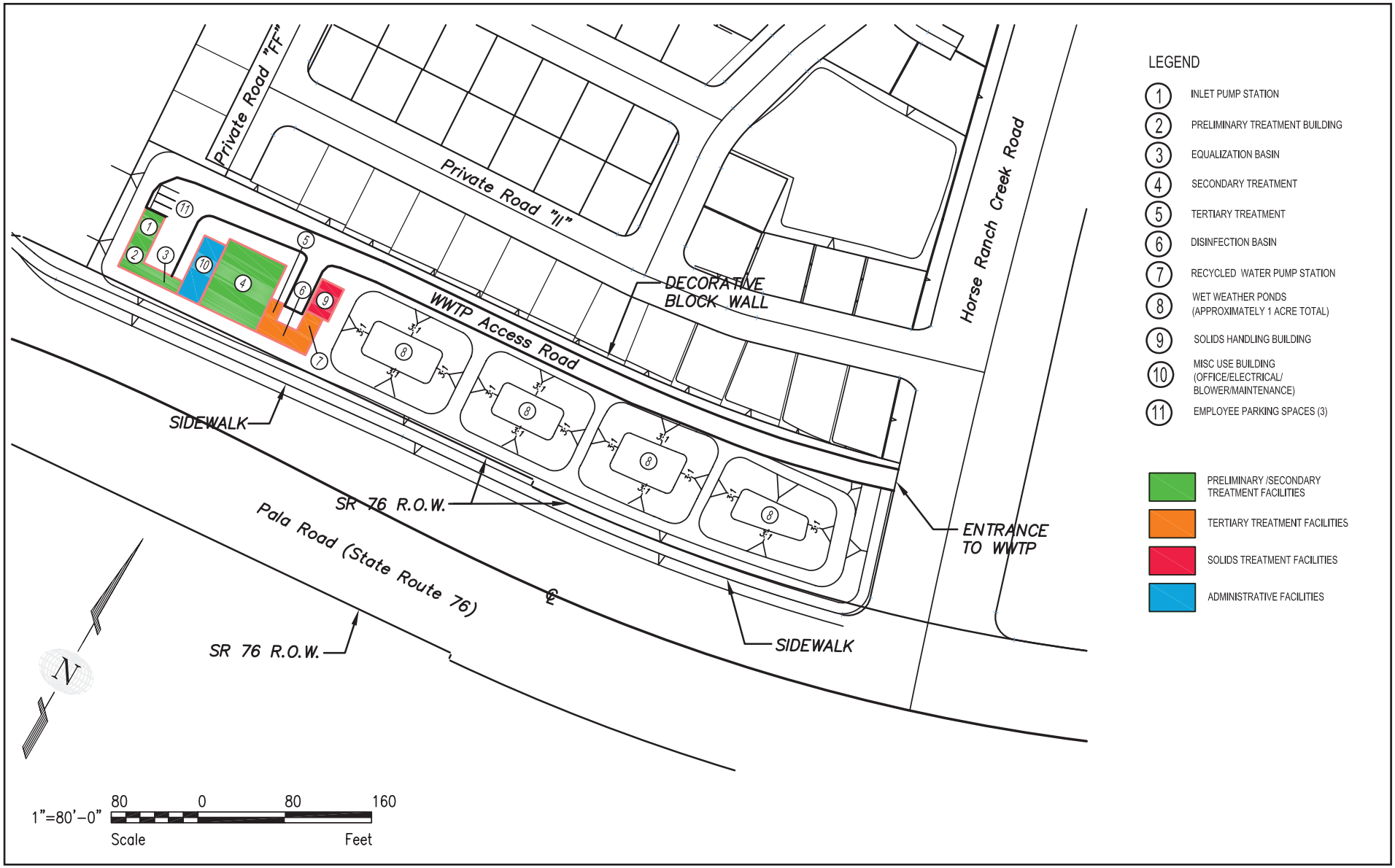

FIGURE 1-7

Proposed Site Layout for Wastewater Treatment Plant

RECON

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Map Source: Dexter Wilson Engineering, Inc., May 2009

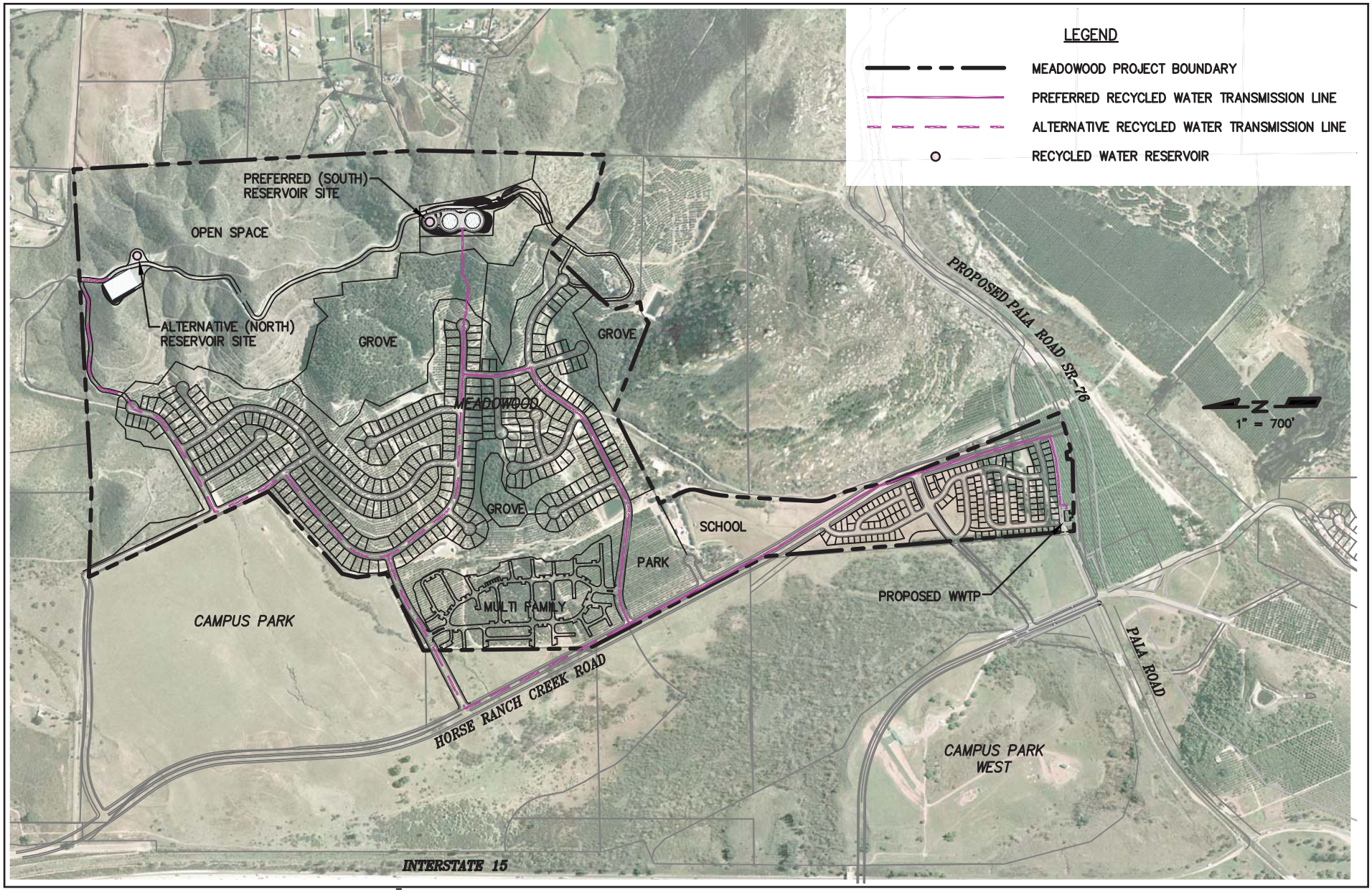

FIGURE 1-8
Recycled Water Infrastructure

RECON

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Map Source: James Burnett Landscape Architecture Planning, May 2009

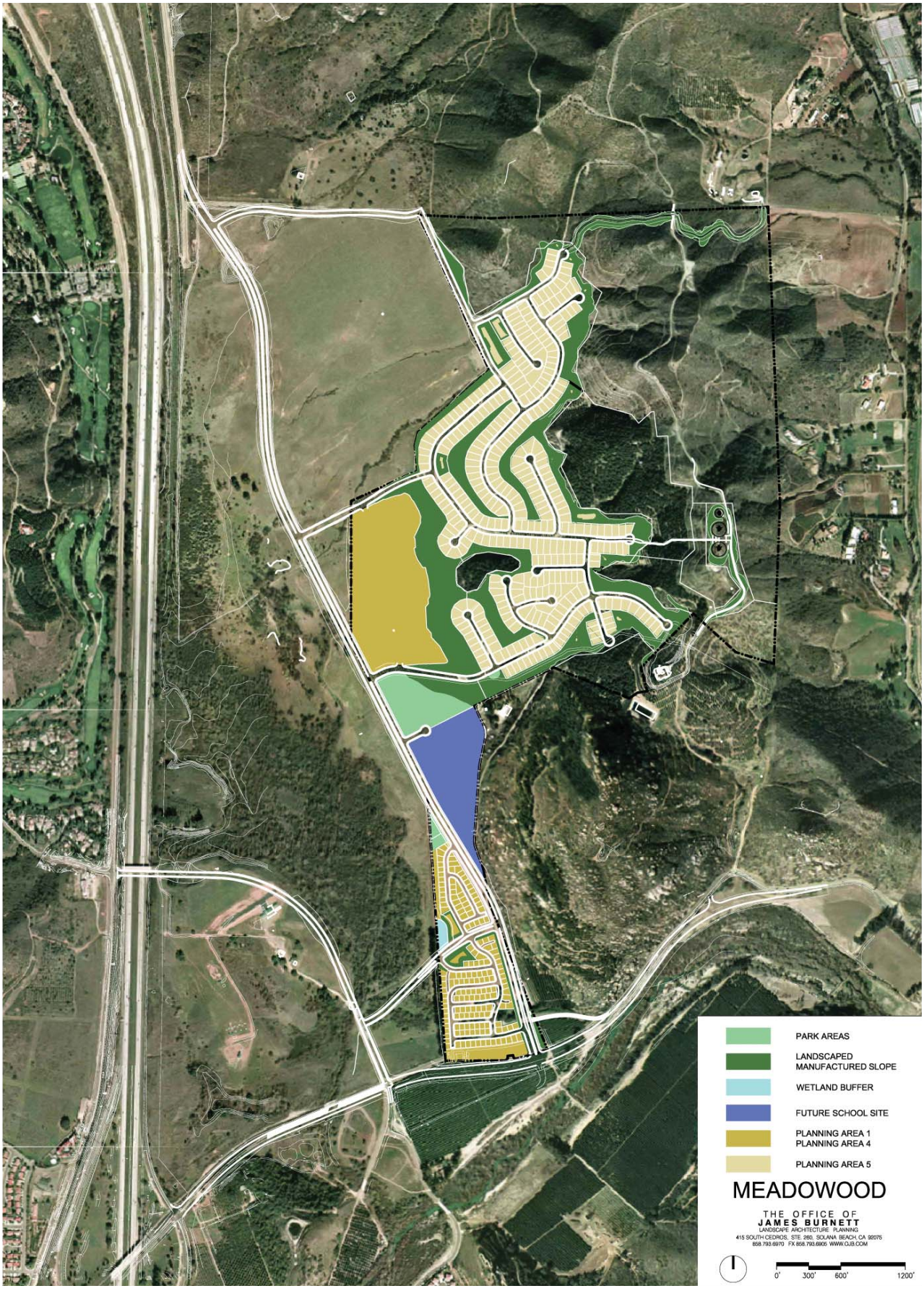

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FIGURE 1-9

Conceptual Landscaping Plan

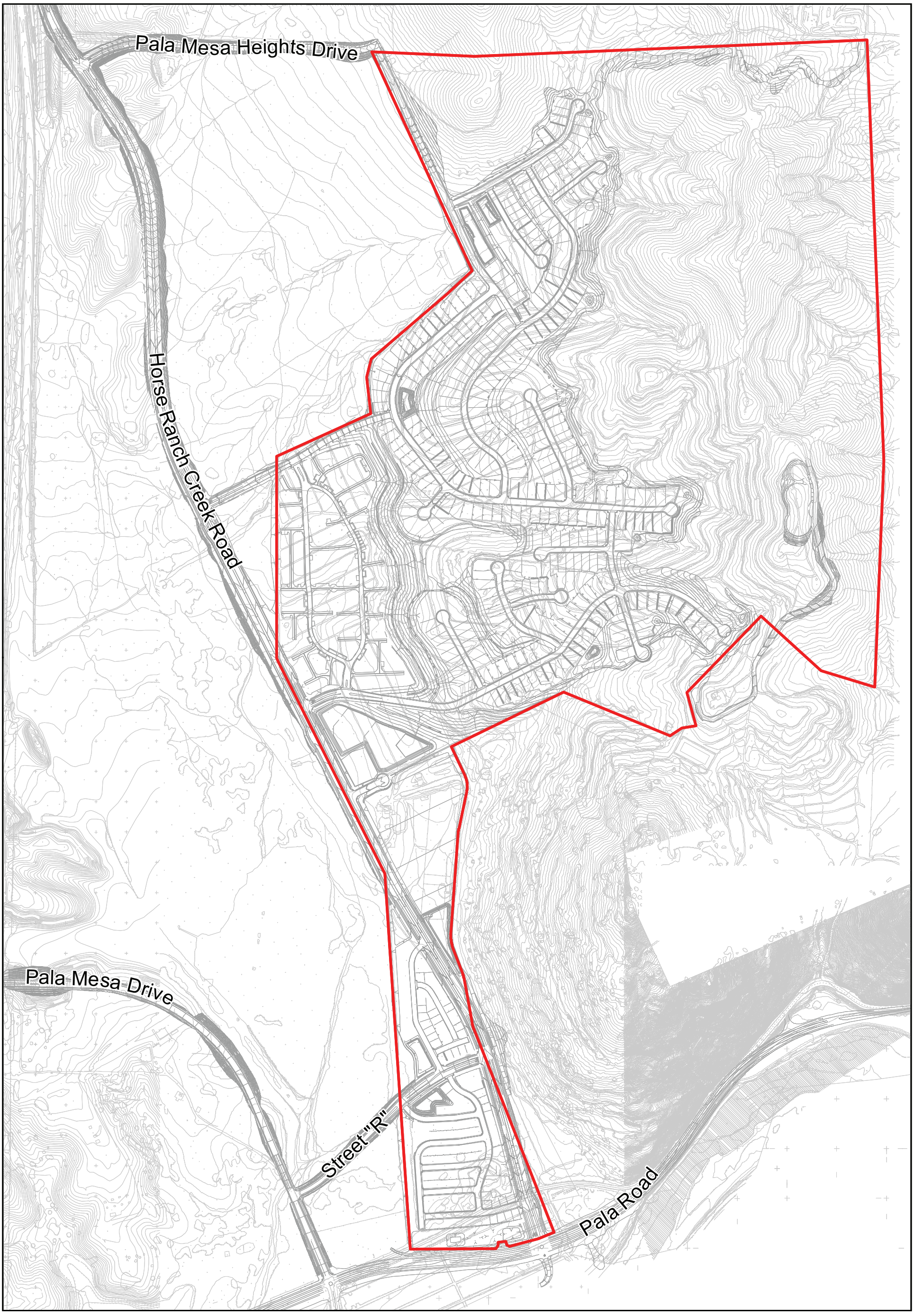

FIGURE 1-10

Proposed Grading Plan/Vesting Tentative Map

RECON

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Map Source: Rick Engineering Company, May 2009

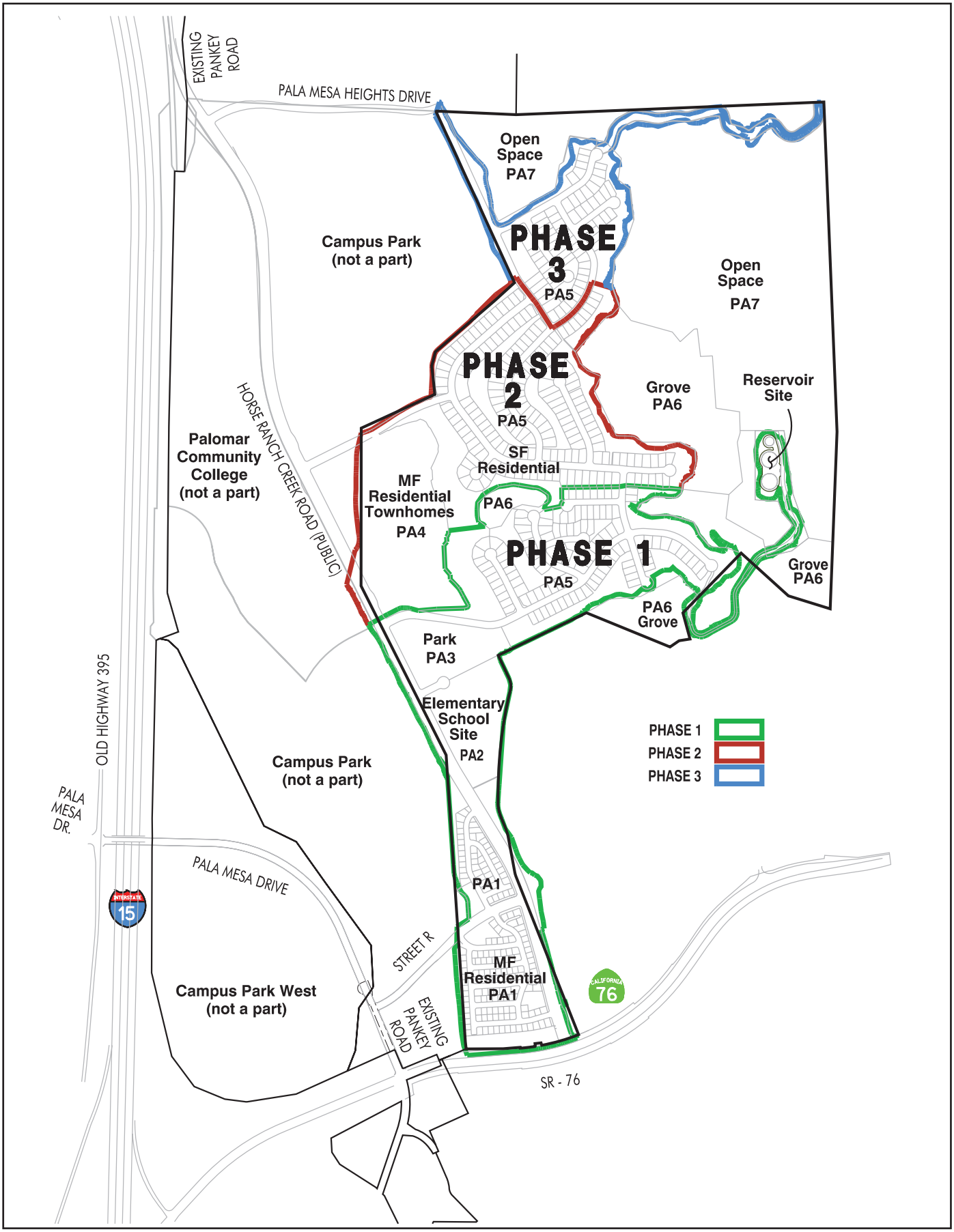

FIGURE 1-11

Phasing Plan for Grading

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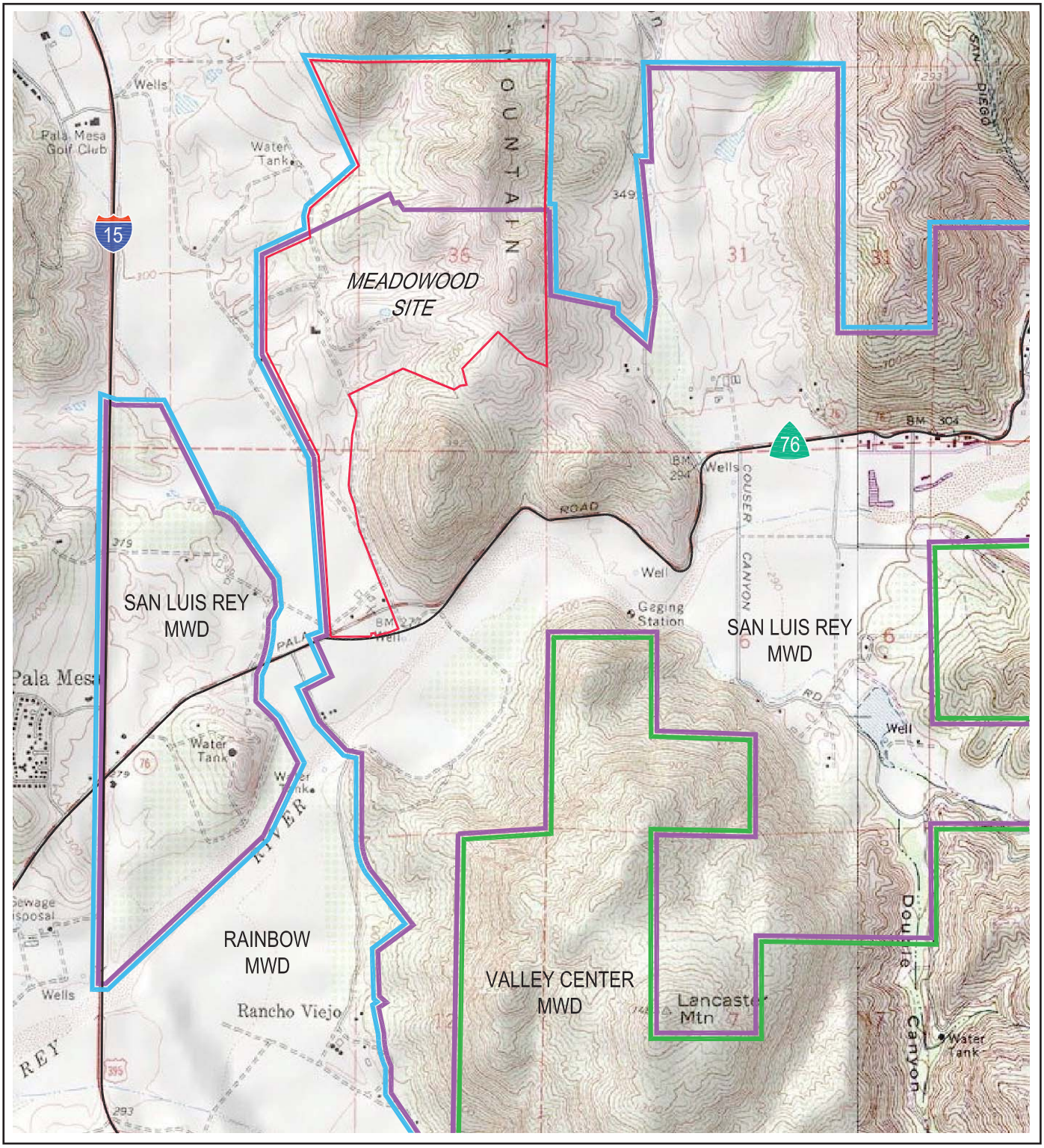
Map Source: RW Beck, June 2009



LEGEND

0 Feet 2000

- SAN LUIS REY WATER DISTRICT BOUNDARY
- RAINBOW WATER DISTRICT BOUNDARY
- VALLEY CENTER WATER DISTRICT BOUNDARY
- MEADOWOOD PROPERTY BOUNDARY

RECON

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FIGURE 1-12
Water Districts

Map Source: Dexter Wilson Engineering, Inc., May 2009

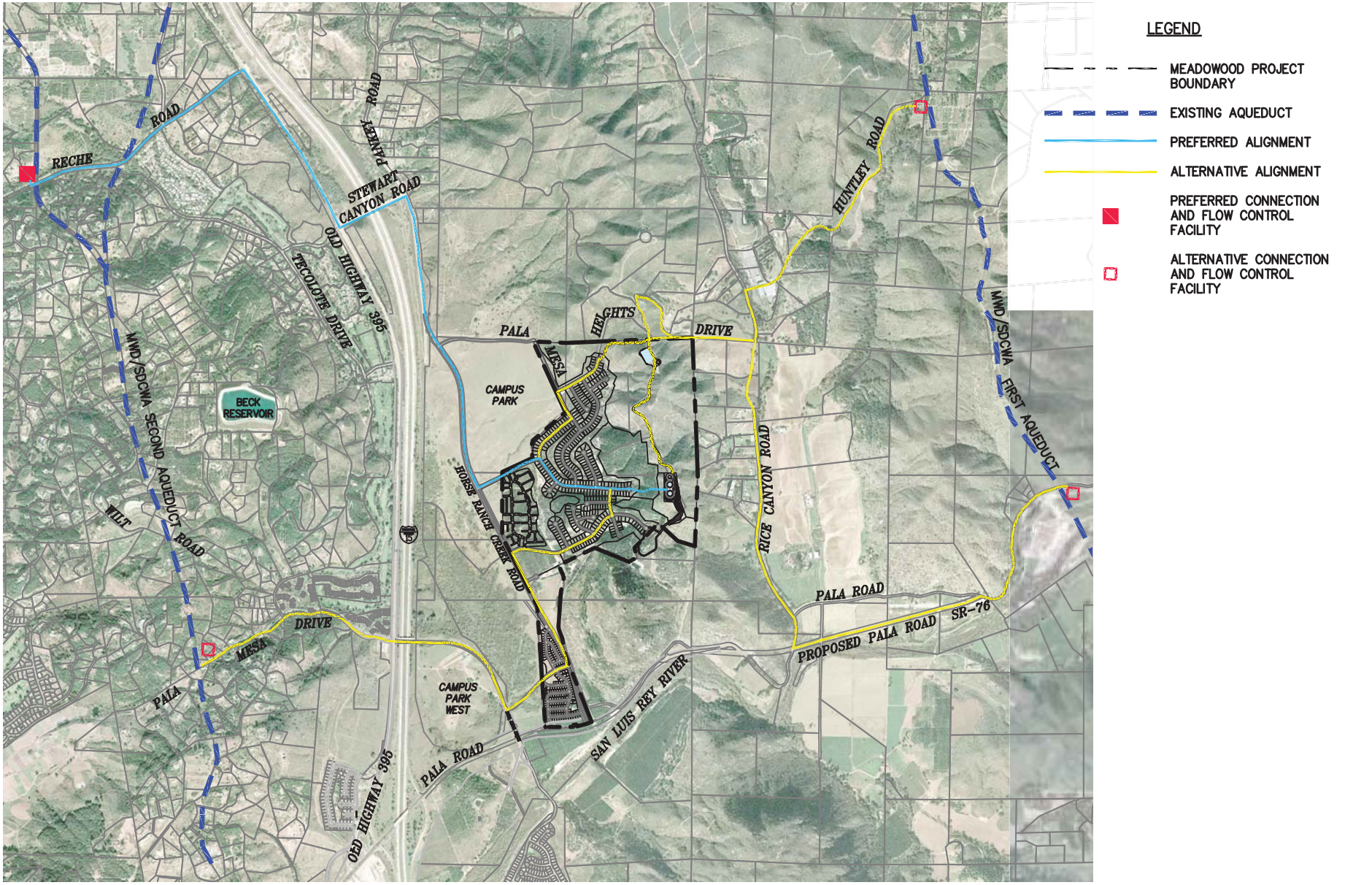

FIGURE 1-13
Water Infrastructure Options

RECON

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Map Source: Dexter Wilson Engineering, Inc., May 2009

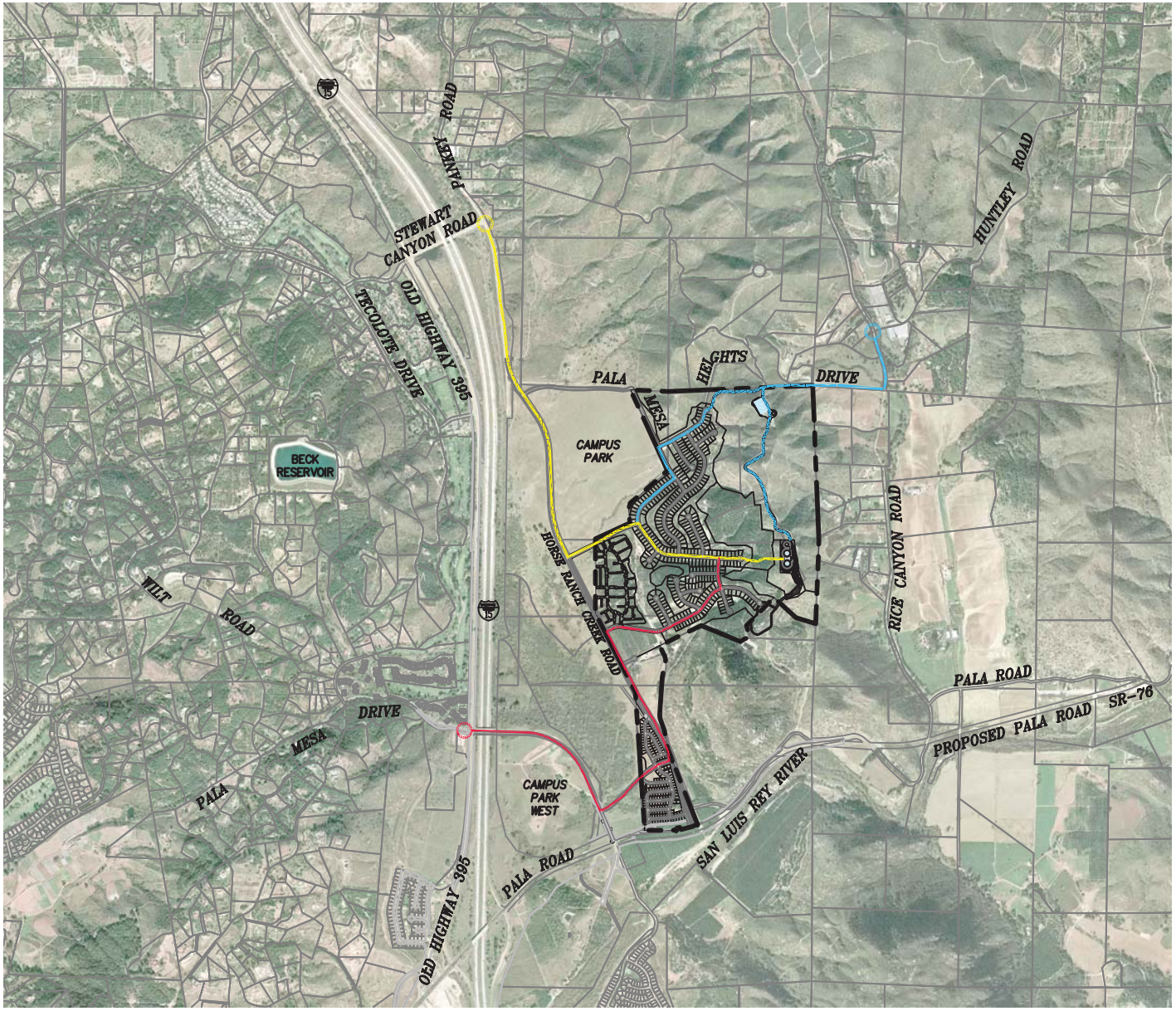

FIGURE 1-14
Water Infrastructure - Rainbow MWD

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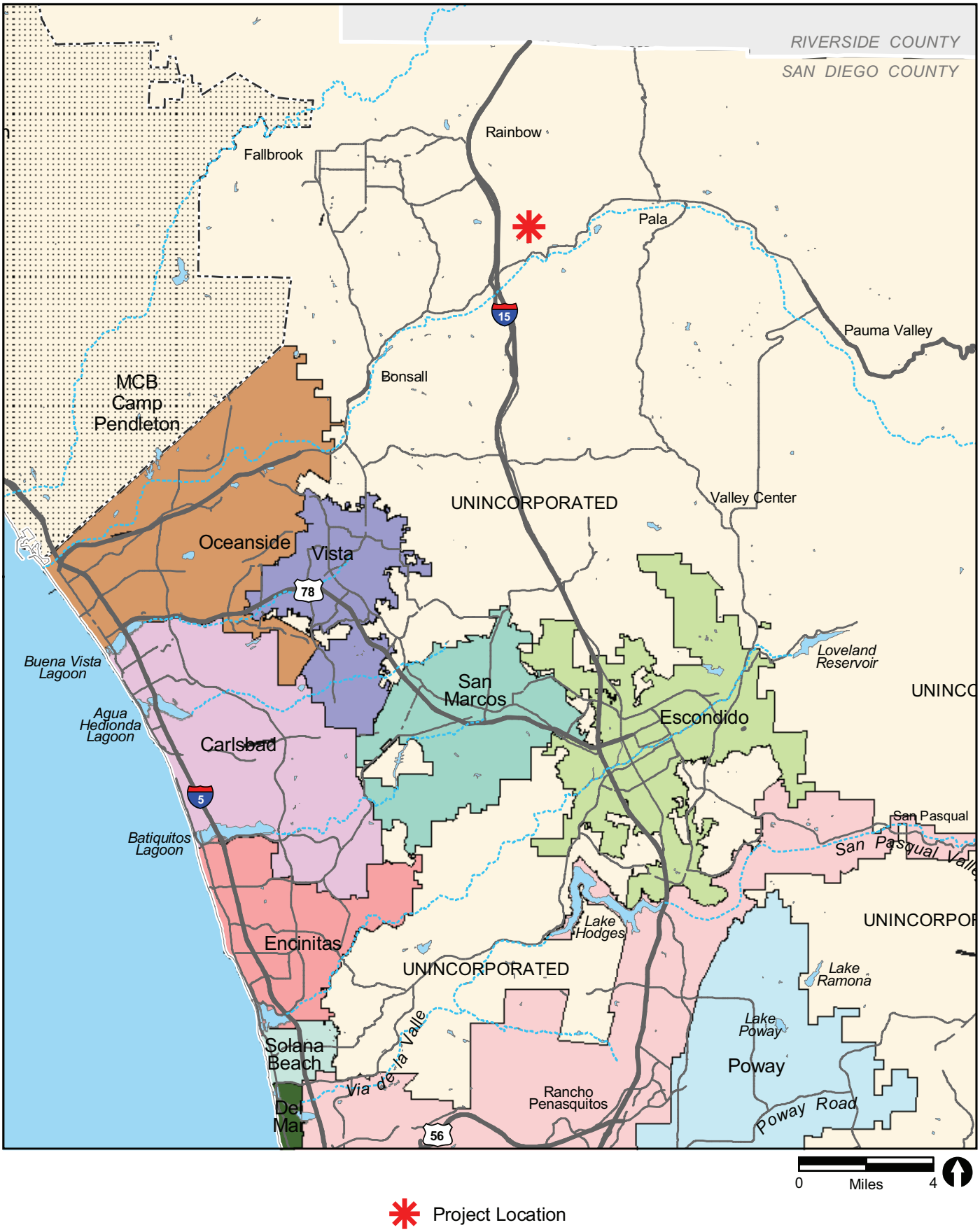

FIGURE 1-15

Regional Location

RECON

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Map Source: USGS 7.5 minute topographic map series, BONSALL quadrangle

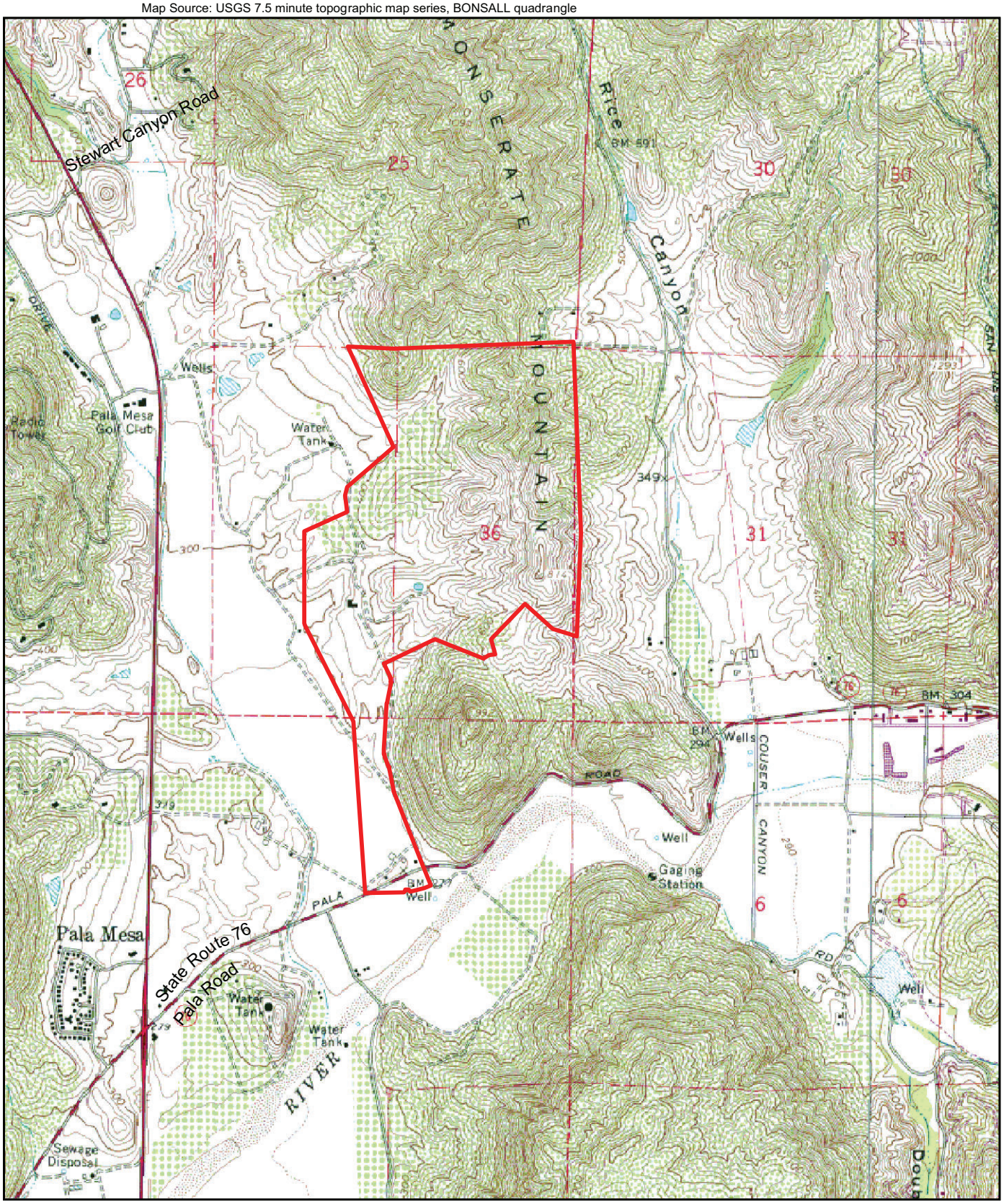

FIGURE 1-16

Project Location on USGS Map

RECON

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Image source: Copyright 2004 AirPhotoUSA, LLC, All Rights Reserved (flown April 2004)

RECON

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FIGURE 1-17

Project Location and Surrounding Area

Map Source: Rick Engineering Company, May 2009

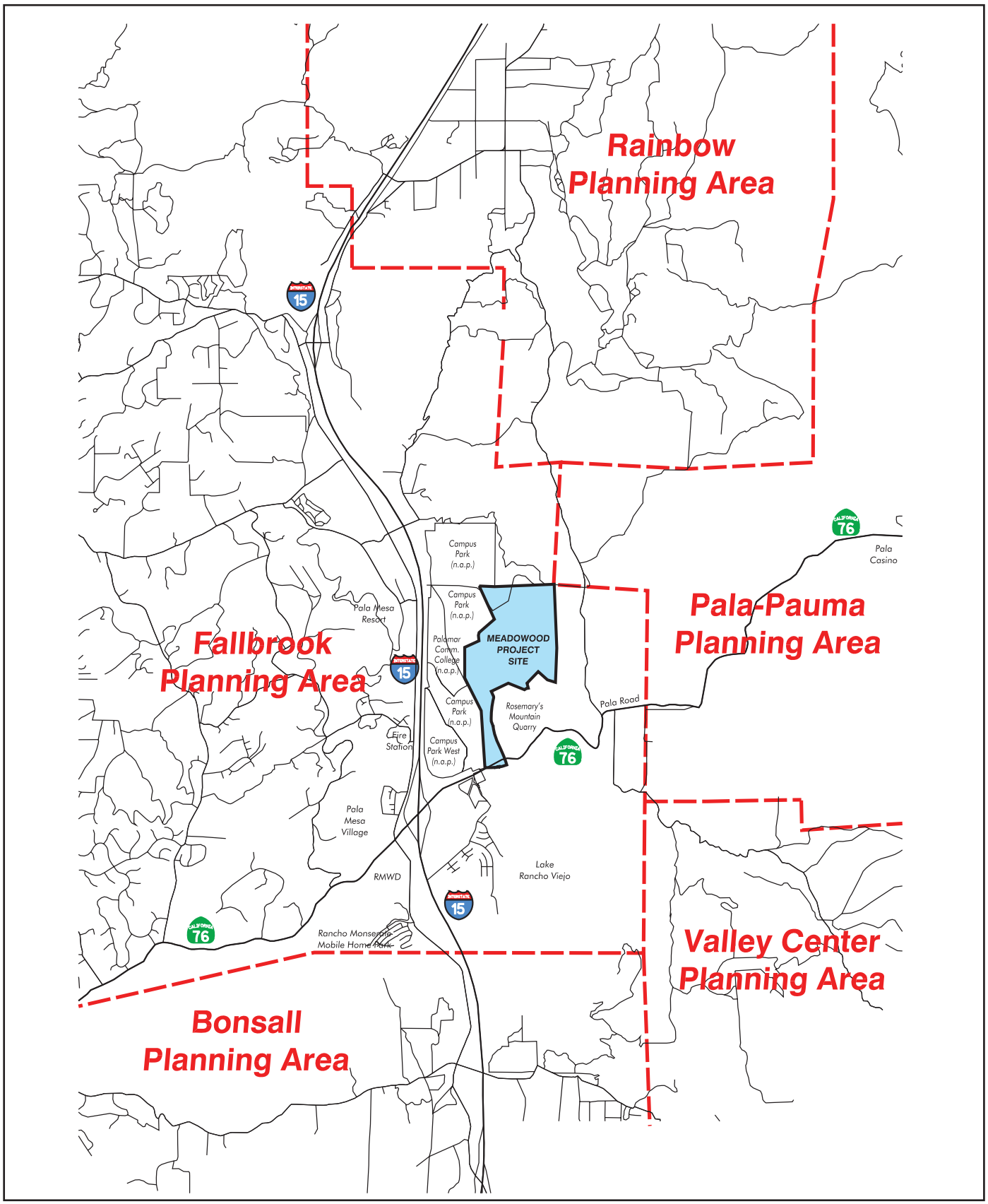

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FIGURE 1-18
Project Vicinity

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Map Source: LOS Engineering, Inc., 2008

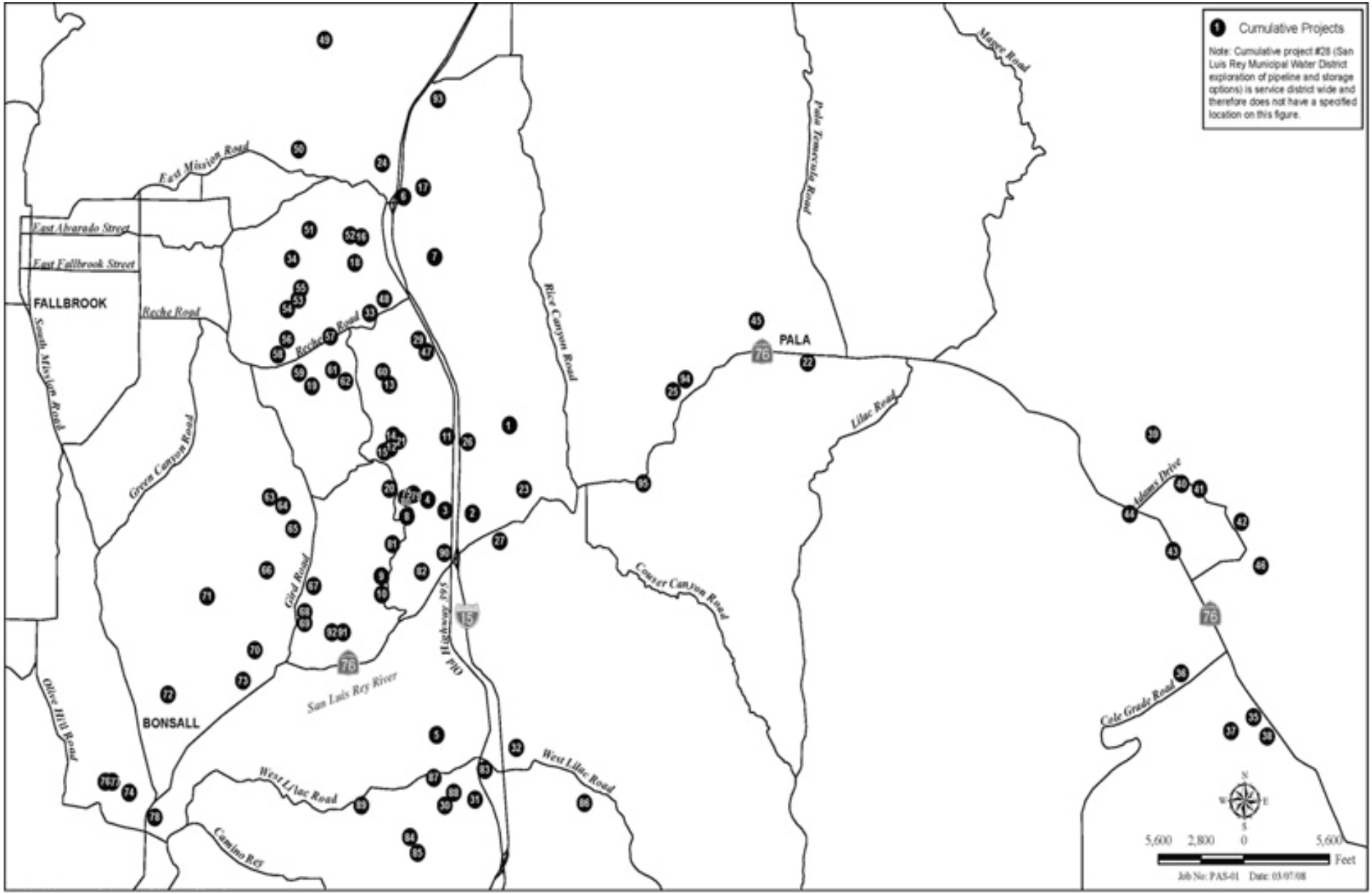

FIGURE 1-19
Cumulative Projects

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TABLE 1-3
WATER FACILITY COMPONENTS INVENTORY

Aqueduct Connection & Flow Control Facility	The connection will be to the Second (western) aqueduct system of the San Diego County Water Authority, along the Northern (Reche Road) alignment. This alignment is preferred based on capacity availability in the Second Aqueduct and based on right-of-way availability for the pipeline.
Facility Description	• Construct new pipeline connection to existing aqueduct pipeline. • Construct masonry block turnout/meter building approx. 20 ft. x 20 ft., 20 ft. high, and adjacent masonry block flow control valve building approx. 20 ft. x 20 ft., 20 ft. high. Final design may determine that the two buildings can be combined into one structure approximately 20 ft. x 40 ft., 18 ft. high. • The facilities will be sized for a flow capacity of approximately 2.5 cubic feet per second, which is equal to that required to serve the Proposed Project during peak summer conditions.
Footprints/ land acquisition	Total land area required: approx. 0.25 acre. Land Acquisition: Selected sites would be purchased from existing private property owners.
Pipelines	Construct one water transmission pipeline approx. 22,000 feet in length from Second Aqueduct to the Proposed Project tanks, via Reche Road.
Facility Description	Pipeline Material: PVC or ductile iron. Pipeline Diameter: Sized at approximately 12-inches, consistent with that required to serve the Proposed Project. Construction Method: Pipes will be placed in excavated trenches in existing and planned roadways.
Footprints/ land acquisition	Trench Dimensions: approx. 5 feet wide and 5 to 6 feet deep. Total construction zone width: approx 25. Land Acquisition. All of the other pipeline segments off-site of the Property are in existing public roadways and will not require any land acquisition. The under-crossing at I-15 will require an encroachment permit from Caltrans.
Storage Tanks	Two tanks at 2.5 million gallons each, located on one site, with paved access road to site. These tanks are sized for the Proposed Project only and provide approximately 10 average days of storage capacity for service to the Project Site.
Facility Description	Tank Material: Steel Tank Dimensions: Approx 118 feet in diameter and 32 feet high (each) Earthwork: Site grading for the tanks will entail approximately 100,000 cubic yards of excavation, including approximately 70,000 cubic yards of excavation requiring blasting. Excess material will be used as construction fill for the development. Visual Screening: Foundation excavation will leave a natural earthen berm, which will partially shield the view of the tanks from the I-15 corridor. Access Road: Primary construction and maintenance access will be via

TABLE 1-3
WATER FACILITY COMPONENTS INVENTORY
(CONTINUED)

	the existing ridge-top farming road and 20 foot access easement from end of cul-de-sac.
Footprints/ land acquisition	Tank Site Footprint: Approximately 2.5 acres, inclusive of a 3-foot construction buffer around the entire perimeter. Access Road Footprint: The existing ridge-top farming road will be improved between the existing paved Pala Mesa Heights Drive and the tank site, a distance of approximately 4,000 ft. The road will be graded within a 30 foot wide easement and paved to a width of 16 feet. Total road easement is approximately 3 acres. Land Acquisition: The tank sites and most of the new sections of access road are within the Project Site. The northernmost section of access road just south of the connection to Pala Mesa Heights Drive may require an expansion of the existing Proposed Project access easement.
Distribution/Other	Distribution Pipelines: Potable water distribution pipelines will be constructed mostly within the Proposed Project development road network along with other underground facilities. The only distribution pipelines not within the road network are the initial pipeline reaches leading from the tank site to the development. Other Facilities: Pressure reducing stations will be located in vaults within or adjacent to the Project Site road network.

TABLE 1-4a
WASTEWATER FACILITIES COMPONENTS INVENTORY

	Treatment plant located within the Meadowood development. Facilities includes collection infrastructure, WWTP, recycled water infrastructure and wet weather ponds.
Collection Infrastructure	Pipelines: Wastewater collected through on-site gravity mains and transferred via 10-inch and 12-inch gravity trunk lines. Lift Station: The belowground lift station will consist of a 12-foot diameter concrete wet well with two submersible pumps operating in duty/standby mode. The pumps will transfer wastewater through an 8-inch forcemain to the preliminary treatment building at the WWTP. Materials: All gravity pipe and forcemains will be polyvinyl chloride (PVC). Capacity: Each pump will be capable of pumping the peak wastewater flow of approximately 400 gallons per minute (gpm).
On-site WWTP	Facility Description: Influent wastewater pumped from the inlet lift station to the preliminary treatment building will pass through screens specifically designed for compatibility with the secondary treatment system to remove coarse materials and debris. Secondary, treatment of wastewater will be accomplished within partially belowground concrete aeration basins. Total land area required: Approximately one acre – located within the Project Site. Land Acquisition: Project applicant controls the site.
Recycled Water Component	Facility Description: The recycled water pump station will be constructed at the WWTP site to convey recycled water to the recycled water tank located on the eastern portion of the Meadowood development. The pump station will be housed in an underground concrete structure. Additional details in Table 1-4a.
On-site Wet Weather Ponds	Facility Description: Proposed Project will use recycled water for irrigation purposes within the project site. During certain times of the year, wet weather ponds would be necessary to hold excess treated water. Wet Weather Ponds: All ponds will comply with Regional Water Quality Control Board requirements and will be surrounded by earthen berms designed to withstand significant erosion and seismic activity. The bottom of the ponds would be raised to an elevation of approximately 276 ft to accommodate proper hydraulic and grading conditions. Total Land Area required: approximately one acre; located within the Project Site. Land Acquisition: Project applicant controls the site.

TABLE 1-4b
RECYCLED WATER FACILITY COMPONENTS INVENTORY

Conveyance Pump Station	Pump station to lift recycled water from the wastewater treatment plant site to a recycled water storage tank.
Facility Description	Pump Station: Integrated into water recycling plant site.
Footprints/ land acquisition	Total land area required: Part of water recycling plant site. Land Acquisition: Part of water recycling plant site.
Conveyance Pipeline	One pipeline approx. 8,000 feet in length from the wastewater treatment plant site to the storage tank site.
Facility Description	Pipeline Material: PVC or ductile iron Pipeline Diameter: approximately 6 inches, sized for Proposed Project. Construction Method: Pipes will be placed in excavated trenches in existing and planned roadways.
Footprints/ land acquisition	Trench Dimensions: approx. 3 to 4 feet wide and 4 to 5 feet deep. Total construction zone width: approx 25 feet. Land Acquisition: All of the identified pipeline segments off-site of the Property are within existing public roadways and will not require any land acquisition.
Storage Tank	One tank at approx. 0.65 million gallons, located on the same site as the potable water storage tanks
Facility Description	Tank Material: Welded Steel Tank Dimensions: Approx 70 feet in diameter and 24 feet high Earthwork: Included in site development for potable water storage tanks Visual Screening: Foundation excavation will leave a natural earthen berm, which will partially shield the view of the tank from the I-15 corridor. Access Road: Same as for the potable water storage tanks.
Footprints/ land acquisition	Tank Site Footprint: Included in the footprint for the potable water storage tanks. Land Acquisition: None required. The tank site is within the Property.
Distribution/Other	Distribution Pipelines: Recycled water distribution pipelines will be constructed mostly within the Property's road network along with other underground facilities. These pipes will be 4 to 6-inch diameter PVC. The only distribution pipelines not within the road network are the initial pipeline reaches leading from the tank site to the development. Other Facilities: Pressure reducing valves will be located in vaults within or adjacent to the Property's road network. An irrigation booster pump station may be required to serve retained groves.

TABLE 1-5
SUMMARY OF ADDITIONAL PROJECT DESIGN CONSIDERATIONS

Subchapter/Issue	Environmental Design Consideration
2.1 Aesthetics	To reduce aesthetics impacts, the Proposed Project includes design guidelines contained within the Community Design Element of the Meadowood Specific Plan Amendment. The design guidelines provide detailed site planning, architecture, landscape and grading measures for all residential, roadways and recreational uses. Implementation of these design measures would ensure long-term application and continued conformance with other design guidelines including the Fallbrook Design Guidelines, I-15 Corridor Guidelines and Scenic Roadway preservation. The Community Design Element is included in its entirety in Appendix C-2.
2.2 Air Quality	To reduce potential nuisance impacts and to ensure compliance with SDAPCD rules and regulations, standard dust and emission control during grading operations would be implemented. The standard emissions control measures listed below are considered part of the project design: • All unpaved construction areas shall be sprinkled with water or other acceptable SDAPCD dust control agents at least twice daily and during dust-generating activities to reduce dust emissions. Additional watering or acceptable SDAPCD dust control agents shall be applied during dry weather or windy days until dust emissions are not visible. • Apply soil stabilizers to inactive areas. • A 15-mile-per-hour speed limit on unpaved surfaces shall be enforced. • On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather. Disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the County of San Diego and/or SDAPCD to reduce dust generation. • Disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation. To reduce potential impacts associated with operation related emissions from project generated traffic and on-site source emissions, the Proposed Project promotes walking, bicycle riding, or horseback riding as alternative forms of transportation to motorized vehicles by including the following features into the specific plan: • Complete sidewalk coverage in the project area • Street trees to provide shade throughout the project area • Internal trail system with connections to a regional system • Bike routes with paved shoulders to most major destinations • Mixed residential uses and routes that are visually interesting • Pedestrian and bicyclist safety through lighting, signalization and

TABLE 1-5
SUMMARY OF ADDITIONAL PROJECT DESIGN CONSIDERATIONS
(CONTINUED)

Subchapter/Issue	Environmental Design Consideration
	signage, bike lanes (as appropriate), and crosswalks • To reduce potential impacts associated with the generation of objectionable odors, the on-site WWTP includes the following design features: The preliminary treatment building, equalization basins, and solids dewatering facilities would be enclosed and the air would be conveyed to either wet scrubbers or activated carbon odor control units. • Odor control units would be designed to treat odorous air from within treatment structures so not to emit matter causing unpleasant odors which are perceptible by the average person at or beyond the lot line of the WWTP. • Odor treatment units would be required to provide a dilution ratio of one volume of odorous air to eight volumes of clean air. • Wastewater treatment processes such as aeration and disinfection basins that are not enclosed within buildings would be covered. To reduce potential impacts associated with global climate change, the Proposed Project includes the following design measures: *Vehicle Emissions* • Bike lanes and wide trails and pathways are designed throughout the subdivision to promote non-motorized transportation • Design of the Proposed Project encourages residents to walk and bike through their neighborhoods to other Planning Areas • Long term transit planning includes a transit node in the location of the I-15/SR-76 quadrant. *Electricity Generation* • Homes comply with the U.S. Environmental Protection Agency's Energy Star criteria, which results in homes that are at least 30% more energy efficient than required by Title 24. • Outdoor and indoor shaded areas have been implemented into the design of the multi-family planning areas to reduce energy use. • Minimization of site lighting to that necessary for security, safety, and identification. *Water Use* • The Proposed Project shall use either reclaimed water or groundwater to irrigate common areas and retained agricultural groves. • By utilizing the new stormwater regulations, more efficient irrigation will be used reducing the Proposed Project's water demand. • Installation of low water usage appliances.

TABLE 1-5
SUMMARY OF ADDITIONAL PROJECT DESIGN CONSIDERATIONS
(CONTINUED)

Subchapter/Issue	Environmental Design Consideration
	• The Proposed Project will be required to develop an off-set program in conjunction with annexation into SDCWA or MWD. The goal of these actions is to achieve a net zero project-wide water demand.
	Solid Waste
	• Meet or exceed the requirements of the County's Construction and Demolition Debris Ordinance (Sections 68.508 through 68.518 of the County Code of Regulatory Ordinances) that requires recycling of 90 percent of inert and 70 percent of other materials.
	• Recycling bins as well as trash bins will be provided to each resident.
	• The Proposed Project will conform to the applicable County recycling activities.
2.3 Traffic	To reduce potential traffic impacts:
	• The Proposed Project will prepare a Traffic Control Plan. This plan would be approved by the County Department of Public Works prior to the start of any clearing or grading activities, and would be implemented during construction of the Proposed Project.
	• Horse Ranch Creek Road has been designed per General Plan Update "Boulevard" standards.
3.1 Biological Resources	To reduce potential indirect effects of invasive plants on any biological resources, the landscape plant palette for the proposed slopes adjacent to natural areas will include only native and low-fuel plant species. No invasive (non-native weedy species) plants shall be introduced adjacent to natural open space.
	To reduce potential impacts associated with conformance with local ordinances and Natural Community Conservation Plans the Proposed Project is consistent with the proposed subregional NCCP. Specifically, the Proposed Project is designed to conform to the proposed "take authorized" and "preserve" areas developed for the proposed North County MSCP.
	To reduce impacts to regional wildlife movement, the Proposed Project has been designed to avoid the three mapped wildlife movement corridors in the area, as follows:
	• Local wildlife and migratory bird movement within the island of riparian habitat along Horse Ranch Creek will be avoided by constructing Pala Mesa Road south of the main drainage. Vegetation disturbed by excavation for Pala Mesa Road will be revegetated. In addition, the proposed Pala Mesa Road will use an existing bridge for Pankey Road to continue to allow access for small wildlife to the small patch of riparian vegetation to the southwest.
	• The proposed water tank location has been designed around the existing water tank to reduce any new visual or physical barriers

TABLE 1-5
SUMMARY OF ADDITIONAL PROJECT DESIGN CONSIDERATIONS
(CONTINUED)

Subchapter/Issue	Environmental Design Consideration
	to wildlife movement along corridor 1. Similarly, the access road to the water tanks will follow an existing road. • The development area on the Project Site have been designed to avoid corridor 1 by limiting development to the lower elevations consisting of mostly agriculture vegetation and leaving the natural vegetation on the ridge intact. To reduce impacts to the existing off-site wetland area located on the Campus Park project site, west of the Proposed Project, an on-site 100' wetland buffer shall be dedicated along the riparian woodland west of the southwestern boundary of the Project Site.
3.2 Agricultural Resources	To reduce potential impacts from the location of agricultural uses adjacent to residential development, the Proposed Project shall distribute disclosure statements shall in sales documentation for all proposed residential units. The statements shall notify potential owners that the adjacent properties could potentially be used for agricultural operations such as farming and/or cattle ranching and that there could be associated issues such as odors, noise, and vectors. To reduce potential impacts associated with land use conflicts the Proposed Project includes agricultural buffers separating on-site structures and off-site agricultural uses. This buffer is comprised of the 49.3-acre agricultural open space and 122.4 acres of natural open space, which would be a minimum of 1,000 feet in width and up to approximately 2,500 feet at its widest part. The distance between the on-site residential uses and off-site agricultural operations would be adequate to prevent incompatibility. Additionally, a landscape buffer between the agricultural open space and the on-site residential areas shall be implemented to provide additional buffering. The landscaped buffer would be a 100-foot-wide area.
3.3 Geology and Soils	To reduce the risk of exposure of people or structures to geologic hazards: • The project design shall address seismic and geologic hazards through conformance with the UBC and the County Zoning Ordinance. • The project design will comply with all recommendations found in section 7 of the geotechnical report. To reduce the potential for rockfall from Rosemary's Mountain: • The project design incorporates standard design measures including open space buffers and tree plantings. To reduce the potential for erosion: • The project design will include erosion control measures during construction and a landscaping plan that comply with current San Diego County and Fallbrook community rules and regulations to prevent soil erosion on- and off-site. To reduce hazards associated with a project located on expansive soils: • The project will comply with the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist

TABLE 1-5
SUMMARY OF ADDITIONAL PROJECT DESIGN CONSIDERATIONS
(CONTINUED)

Subchapter/Issue	Environmental Design Consideration
	the Effects of Expansive Soils and Compressible Soils. Complete removal and recompaction of the compressible deposits, which are found in several locations across the site, will be required in order to support structural improvements. Remedial grading recommendations (Geotechnical Report; Section 7) are provided for areas where groundwater is encountered. To reduce the potential for hazards associated with cut and fill slopes: • Slopes shall be constructed at inclinations no steeper than 2:1. Cut or fill slopes comprised of granular soils should be stable up to heights of approximately 50 feet. Slope stability analyses were based on assumed direct shear strength parameters and are considered conservative. As such, the analyses indicate factors of safety in excess of 1.5 for both deep seated and surficial stability. • Cut slopes shall be observed during grading by an engineering geologist to observe the exposed slope face to assess if adverse geologic conditions exist. Additional remedial grading may be recommended at that time. • The outer 15 feet of fill slopes should be composed of properly compacted granular "soil" fill to reduce the potential for surface sloughing. • All fill slopes shall be overbuilt at least 3 feet horizontally, and cut to the design finish grade. As an alternative, fill slopes may be compacted by backrolling at vertical intervals not to exceed 4 feet and then trackwalking with a D-8 bulldozer, or equivalent, such that the soils are uniformly compacted to at least 90 percent relative compaction to the face of the finish slope. • All slopes shall be planted, drained, and properly maintained to reduce erosion. To reduce the potential for adverse impacts associated with seepage and perched water: • Subdrains are recommended to collect the perched water that migrates along the contact between natural ground and fill surfaces. The subdrain outlet points shall be located according to the recommendations of the Geotechnical Report. • The lower 20 feet of the subdrains shall consist of non-perforated PVC pipe. The perforated/non-perforated joint shall have a concrete cutoff wall built at locations indicated by the Geotechnical Report. The subdrains shall outlet at the toe of fill slopes or connected to the storm drain system. Subdrains that outlet at the toe of slopes or onto surface grades shall be provided with a concrete outlet headwall at the outlet point. • Final grading plans shall show locations of all proposed subdrains. Upon completion of remedial excavations and subdrain installation, the project engineer shall survey drain locations and prepare an "as built" map depicting surveyed locations and elevations of the drainpipes.

TABLE 1-5
SUMMARY OF ADDITIONAL PROJECT DESIGN CONSIDERATIONS
(CONTINUED)

Subchapter/Issue	Environmental Design Consideration
3.5 Noise	To reduce potential impacts associated with neighboring Rosemary's Mountain Rock Quarry, the Proposed Project will provide a notice prior to sale of all lots within the 50 dB(A) $L_{eq(1)}$ contour of the quarry stating the following: This property is located adjacent to Rosemary's Mountain Rock Quarry. Noise levels due to operations at the Quarry are projected to exceed 50 decibels one-hour Leq at this property, but will not exceed 60 decibels one-hour Leq.
3.6 Hazards	To reduce potential impacts associated with interference with Emergency Air Support, the Proposed Project is required to implement measures contained in the Community Design Guidelines of the Meadowood Specific Plan Amendment which includes 35-foot height limitation on all structures. To reduce potential significant hazard to the public or the environment as a result of existing agricultural uses, the Proposed Project is required to remove and dispose of all above ground storage tanks according to applicable regulations prior to development. To reduce potential significant impacts associated with the 49.3 acres of retained groves, the Proposed Project includes the requirement that all applicable pesticide use permits are obtained from the County of San Diego Department of Agriculture Weights and Measures and that applicable permit conditions are complied with for pesticide use on the agriculture open space areas. To reduce impacts associated with existing on-site septic systems and historic wells, the Proposed Project includes a design measure requiring the abandonment and removal of all on-site septic systems, as well as the locating and removal of the historic water well in accordance with all applicable regulations and under permit and approval from the County of San Diego Department of Health. To reduce fire hazards, the Proposed Project includes project design features including the creation of fuel modification zones, guidelines relating to the use of ignition resistant building materials, road requirements, placement and flow of fire hydrants, and the provision of emergency access. All project design measures relating to fire safety are detailed in the Fire Protection Plan included in Appendix K-2. To reduce impacts associated with vector breeding resulting from standing water in stormwater BMPs, the Proposed Project includes the following design measures: • Hydrodynamic Separators would be designed with the applicable measures to exclude vectors from enclosed sources of standing water in structural BMPs. • Detention Basins would be designed to completely drain in 24 to 72 hours in order to prevent basins from becoming sources for vectors.

TABLE 1-5
SUMMARY OF ADDITIONAL PROJECT DESIGN CONSIDERATIONS
(CONTINUED)

Subchapter/Issue	Environmental Design Consideration
4.2 Hydrology and Water Quality	To reduce impacts to water quality, the Proposed Project includes short-term (construction) and long-term erosion control measures to ensure that chemicals or compounds would not significantly contaminate surface waters to below standards as established by the RWQCB. All potential Site Design BMPs, Low Impact Development requirements, Source Control BMPs and Treatment Control BMPs are detailed in the SWMP included in Appendix M-1. • To reduce impacts associated with runoff and drainage, the Proposed Project design includes the implementation of seven detention basins and the energy dissipaters to manage the velocities of run-off exiting the Project Site. In addition, the hydromodification management component that is associated with the detention facilities would reduce the effect of the Proposed Project's changes to runoff characteristics. Implementation of these design measures would assure that post-development run-off does not exceed pre-development run-off. Details of the design measures are included in the Drainage and Hydromodification Studies, located in Appendices M-2 and M3, respectively.
4.3 Public Services	To reduce impacts to schools: • Prior to the issuance of building permits for the Proposed Project the developer will pay school impact fees pursuant to Government Code Section 65970 et seq. to Fallbrook Union High School District, Fallbrook Union Elementary School District, and Bonsall Union Elementary School District. To reduce impacts to fire services: • The Proposed Project will be improve Pala Mesa Drive from the existing bridge crossing I-15 to the project site via Street R, as well as a northward extension of Street D to Pala Mesa Heights Road. Additionally, fire access to Rice Canyon via a northeasterly extension of Street E is included in the Proposed Project's circulation plan • The Proposed Project includes fire protection measures as detailed in the Fire Protection Plan, included as Appendix K-2. To reduce impacts from solid waste: • The project will deposit waste at a permitted waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste. • The Proposed Project will meet or exceed the requirements of the County's Construction and Demolition Debris Ordinance (Sections 68.508 through 68.518 of the County Code of Regulatory Ordinances) that requires recycling of 90 percent of inert and 70 percent of other materials. • Recycling bins as well as trash bins will be provided to each resident. • The Proposed Project will conform to the applicable County recycling activities.

TABLE 1-5
SUMMARY OF ADDITIONAL PROJECT DESIGN CONSIDERATIONS
(CONTINUED)

Subchapter/Issue	Environmental Design Consideration
4.6 Utilities	To reduce impacts associated with the extension of utilities to the Project Site, the Proposed Project includes the following design measures: • The Proposed Project shall use either reclaimed water or groundwater to irrigate common areas and retained agricultural groves. • By utilizing the new stormwater regulations, more efficient irrigation will be used; therefore, reducing the Proposed Project's water demand. • The Proposed Project shall install low water usage appliances. • The Proposed Project shall offset the remainder of its delivered water requirement by participating in an offset program with the SDCWA or MWD. The project will be required to develop an off-set program in conjunction with annexation into SDCWA or MWD. The goal of these actions is to achieve a net zero project-wide water demand.

TABLE 1-7
CUMULATIVE PROJECTS

Map Key #	Project	Project Description	Project Reference Numbers	Area (acres)	Location
1	Campus Park	Mixed-use development, including: 529 single-family dwelling (SFR) units, 555 multi-family dwelling (MFR) units, a town center (retail) of 62,000 square feet (sf), an office building with 150,000 sf, a sports complex of 5.2 acres, and a small neighborhood park.	TM 5338 GPA 03-004	417	Just north of SR-76, 0.25 mile east of I-15
2	Campus Park West	Mixed-use development including approximately 355 MFR units, 40,000 sf Commercial, 50,000 sf Office Professional, 347,000 sf of Light Industrial, and possible Civic Uses..	TM 5424, S 05-014, SPA 05-001 GPA 05-003 REZ 05-005	118.5	Northeast quadrant of I-15 and SR-76
3	Pala Mesa Highlands	Maximum of 130 SFR. Density 1.6 DU/acre. Lot sizes vary from 5,500 sf to 23,500 sf, two parks totaling 4.3 acres, trails, 36.5 acres of open space. SPA to allow clustering.	TM 5187 RPL[11] SPA 99-005 MUP 99-020 REZ 99-020 MUP/REZ 04-024	84.6	West of Old Highway 395 between Pala Mesa Drive and Via Belamonte
4	Tedder TM	Split lot into 13 SFR lots, ranging in size from 1.0 to 6.43 acres net.	TM 4729 RPL[3] TE	29.5	South side of Pala Mesa Drive, west of I-15 and east of Daisy Lane
5	Hukari subdivision	Minor residential subdivision with road improvements. 4 SFR lots plus one remainder lot (3.4 to 7.7 net acres each).	TPM 20830	30	Northern terminus of Mountain View Road and West Lilac Road on west side of Bonsall
6	Fallbrook Ranch	11 SFR lots	TM 5532 S 07-012		East of Old Highway 395 and Sterling View Drive (at Mission Road), Fallbrook
7	Los Willows Inn and Spa	Add additional units to a Bed and Breakfast	MUP 03-127		532 Stewart Canyon Road
8	Reeve TPM	Minor residential subdivision. 3 SFR lots (2 acres minimum).	TPM 20411	8.8	2987 Sumac Road, Fallbrook
9	Evans TPM	Minor subdivision into 2 residential/agricultural parcels (2.00 and 2.10 acres). Private septic system.	TPM 20491	4.10	West side of Sage Road between Sumac Road and Pala Road, Fallbrook

TABLE 1-7
CUMULATIVE PROJECTS
(CONTINUED)

Map Key #	Project	Project Description	Project Reference Numbers	Area (acres)	Location
10	Bridge Pac West I TPM	Minor residential subdivision. 4 SFR lots plus one remainder lot (2.04, 2.08, 2.12, 2.14 and remainder 7.08 net acres each).	TPM 20841	15.90	3321 Sage Road, Fallbrook
11	Pala Mesa Resort	Specific Plan Amendment for modification and construction of new recreation and resort-related facilities. Addition of 186 resort rooms and wedding facility. Expansion of resort by 6 acres.	SPA 03-005 R 00-000 MUP 00-000 P 74-120W[1] P 74-121M[10] ; MUP 03-006; MUP 04-005	181.2	2001 Old Highway 395 at Tecalote Lane, north of SR 76 and immediately west of I-15, Fallbrook
12	Lung TPM	Minor residential subdivision. 2 SFR lots (6.7 and 4.0 acres)	TPM 20431 S 98-006	10.7	Citrus Drive and Calle Canonero, Fallbrook
13	Chipman TPM	Minor residential subdivision. 4 SFR lots plus one remainder lot, ranging from 2.13 to 2.85 net acres each and remainder 4.00 net acres. Septic system.	TPM 20440	13.54	East side of Citrus Lane between Peony Drive and Dos Ninos, Fallbrook
14	Bierman TPM	Minor residential subdivision. 4 SFR lots, ranging from 2.01 to 2.19 net acres each. Septic system.	TPM 20484	9.91	4065 Calle Canonero, Fallbrook, south of Vern Drive and west of Lorita Lane
15	Cooke Residence	4,723 s.f. SFR	S 04-026	N/A	3974 Citrus Drive between Wilt Road and Vern Drive
16	Treister TPM	Minor residential subdivision. 4 SFR lots plus one remainder lot.	TPM 20581	21.81	Donut-shaped parcel surrounding 401 Ranger Road, Fallbrook
17	Mission Ridge Road TPM	Minor residential subdivision. 4 SFR lots.	TPM 20793 03-02-068	19.55	235 Mission Ridge Road east of I-15 off Mission Road, Fallbrook
18	Rancho Alegre TPM	Part of 116-acre subdivision (33 lots). This project consists of 20 lots in the eastern portion of property and proposes a different street alignment, grading, and lot arrangement.	TM 5413	70	West side of Ranger Road approx. 0.4 mile north of Reche Road
19	Rarick TPM	Minor residential subdivision. 4 SFR lots (ranging from 2.02 to 2.25 acres each). Septic system.	TPM 20853	8.77	3261 Reche Road, Fallbrook

TABLE 1-7
CUMULATIVE PROJECTS
(CONTINUED)

Map Key #	Project	Project Description	Project Reference Numbers	Area (acres)	Location
20	Fernandez TPM	Minor residential subdivision. 4 SFR lots. Minimum lot size 2 acres. 2 existing SFR on site.	TPM 20936	10.4	3838 Foxglove Lane, Fallbrook
21	Rabuchin TPM	Subdivision of 2 lots into 4 SFR lots. Existing SFR on site	TPM 20944	9.91	4065 Calle Canonero, Fallbrook
22	Pala Casino	187,300 s.f. casino, hotel, theater.	NA	TBD	Pala Road and Pala Mission Road
23	Rosemary's Mountain/Palomar Aggregates Quarry	Aggregate rock quarry and processing plants for concrete and asphalt. Approximately 22 million tons of rock would be mined over 20 years. Realignment of SR 76 from Project site west to I-15. Reclamation Plan to designate lower portion of site as water storage reservoir after completion of mining activities.	MUP 87-021 RPL[2] REZ P87-001 RPL[2]	96.4	North side of SR 76, 1.25 miles east of I-15
24	Patapoff Minor Residential Subdivision	Subdivide property into four parcels of 4.3 acres, 4.2 acres, 9.6 acres, 8acres, and a 33-acre parcel	TPM 20542	59.1	Southern end of Rainbow Hills Road
25	Prominence at Pala	Subdivide the property into 30 SFR and two open space lots ranging in size from 4 to 96 acres	TM 5321	346.6	Pala Del Norte Road. 1/3 mile north of SR-76 and approximately two miles west of the Pala Indian Reservation
26	Palomar College North Education Center District Master Plan	New Community College campus to serve approximately 12,000 students, to include classroom and administration buildings, parking, open space, athletic fields, and off-site road, water and sewer improvements.	NA	85	East side of I-15 between Pankey Road and Pala Mesa Heights Drive
27	Caltrans Realignment of SR-76	Realignment and widening of roadway, improvements to northbound I-15 on- and off-ramps.	NA	NA	From I-15 to west of Rice Canyon Road
28	San Luis Rey Municipal Water District (SLRMWD) Water, Wastewater and Recycled Water Master Plan	Exploration of pipeline and water storage options.	NA	Over 3,000	SLRMWD service area and vicinity, north and south of SR-76 between I-15 and Pala Temecula Road
29		39 condo units	TM 5231	30.48	Canonita Drive and Old Hwy 395, Fallbrook

TABLE 1-7
CUMULATIVE PROJECTS
(CONTINUED)

Map Key #	Project	Project Description	Project Reference Numbers	Area (acres)	Location
30		8 SFR lots	TM 5276	12.8	Aqueduct Road and Via Urner, Bonsall
31		9 SFR lots	TM 5346	38.4	Old Hwy 395 and Via Urner, Bonsall
32	Marquart Ranch	9 SFR lots. Includes improvements to West Lilac Road and Mesa Lilac Road, and drainage improvements.	TM 5410	44.2	West Lilac Road and Mesa Lilac Road, Bonsall
33	Fallbrook Oaks	19 SFR lots	TM 5449	26	Reche Road and Ranger Road, Fallbrook
34	Ridge Creek Drive	14 SFR lots	TM 5469	30.4	Ridge Creek east of Live Oak Park Road and Ridge Drive, Fallbrook
35	Club Estates	31 SFR lots	TM 5499	48.3	SR 76 east of Cole Grade Road at Pauma Valley Drive
36	Oak Tree Ranch TM	24 SFR	TM 5540; MUP 07-007	9.95	15560 Spring Valley Road
37	Turnbull TM	17 lots	TM 5545	22.9	32979 Temet Drive
38	Wexler TPM	4 lots	TPM 20913	2.54	
39	Shadow Run Ranch	54 SFR lots and 2 open space lots. MUP filed concurrently for Planned Residential Development that would cluster residential development on minimum 2-acre lots.	TM 5223 MUP 00-030	263	Shadow Run Ranch, SR-76 and Adams Drive, Pala
40	Diana Acres	3 lots	TPM 20896		Adams Drive off SR-76, Pauma Valley
41	Hunter Subdivsion	3 lots	TPM 20804	7.5	15550 Adams Drive
42	Burge TPM	4 lots plus remainder	TPM 20538	12.58	34487 Citracado Drive, Pala
43	Pauma Valley Packing Company	Packing and processing	MUP 99-001	4.14	34188 Hampton Road

TABLE 1-7
CUMULATIVE PROJECTS
(CONTINUED)

Map Key #	Project	Project Description	Project Reference Numbers	Area (acres)	Location
44	Shadow Run Ranch/ Schoepe-Pauma TM	13 lots	TM 5223; MUP 00-030	263.17	15040 Adams Drive
45	Warner Ranch	732 SFR lots, 168 condo units, community park, fire station lot	TM 5508	513	Pala-Pauma
46	Pauma Casino and Hotel	400 room hotel and 171,000 s.f. casino	CASINO		Approximately 11 miles east of I-15 along SR-76
47	De Jong/Pala Minor Subdivision	Minor residential subdivision. 3 SFR lots (1.03, 2.06 and 2.31 net acres each).	TPM 20451	5.62	Canonita Drive between I-15 and Tecalote Drive
48	Crossroads Investors Minor Subdivision	Minor residential subdivision. 4 SFR lots plus one remainder lot. Existing SFR and grove on site	TPM 20800	15.5	Ranger Road, Fallbrook
49	Chaffin/Red Mountain Ranch Subdivisions	Withdrawn TM 5217: Residential development with 29 SFR lots (2.28 to 18.33 acres) and 2 biological open space zones. TM 5225: 55 acres divided into 6 SFR lots (8.1 to 13.9 acres). TM 5227: 44.5 acres divided into 4 SFR lots (8.08 to 13.71 acres each).TM 5228: 19.1 acres divided into 2 lots (8.4 and 10.7 acres).	TM 5217/5225/5227/5228 MUP 00-027	455.9	Rainbow Glen Road and Red Mountain Dam Road, Fallbrook
50	John Collins TPM	2 lots	TPM 20505	8.29	Margarita in Fallbrook
51	Brannon Trust TPM Remai	4+ lots	TPM 21085		411 Yucca Road, Fallbrook
52	Dien N Do TPM	4+ lots	TPM 20976		405 Ranger Road
53	Tim Rosa TPM	4 lots plus remainder	TPM 20373	13	2973 Los Alisos Drive
54	Leising TPM	4 lots	TPM 20427	10.83	1246 Via Vista
55	Atteberry TPM	3 lots	TPM 20434	9	1166 Sierra Bonita
56	Johnson TPM	2 lots	TPM 20980		3035 Trelawney Lane

TABLE 1-7
CUMULATIVE PROJECTS
(CONTINUED)

Map Key #	Project	Project Description	Project Reference Numbers	Area (acres)	Location
57	Chipman TPM	4 lots plus remainder	TPM 20381	24.5	Camino Zasa, Fallbrook
58	American Lotus Bhuddist Association TPM	4 lots plus remainder lot	TPM 21047		Reche Road at Rabbit Hill, Fallbrook
59	Reche Road TM	12 SFR lots	TM 5547	33.5	3129 Reche Road, Bonsall
60	Palisades Estates	51 lots	TM 5158; RPL3	408.4	3880 Dos Niños Road/Elevado Road
61	Dion TPM and time extension	2 lots	TPM 19742	7.5	3562 Canonita Drive
62	Patricia Daniels TPM	4 lots plus remainder	TPM 20476	13.2	3609 Canonita Road, Fallbrook
63	Cameron Subdivision	Minor residential subdivision. 3 SFR lots (2.22, 2.44 and 6.37 acres each). Septic system.	TPM 20443	11.31	2644 Vista de Palomar, Fallbrook. North side of Vista de Palomar between Post Hill and Via Rancheros
64	Tesla Gray TPM	Minor residential subdivision. 4 SFR lots plus one remainder lot. Future development of 5 SFR	TPM 20473	28.91	East end of Vista de Palomar, and north end of Old Post Road, Fallbrook
65	Aspel TPM	Minor residential subdivision. 2 SFR lots (2.09 and 5.20 acres each).	TPM 20592	7.32	3107 Old Post Road, Fallbrook
66	James Patapoff TPM	Subdivision of 16.8 acres into 4 lots plus a remainder lot	TPM 20317	16.8	2639 Via Alicia, Fallbrook
67	Yew Tree Spring Water Corporation	3 residential lots	TPM 20503	7.48	3573 Diego Estates Drive, Fallbrook
68	Haugh, Granger TPM	4 lots	TPM 20610	12.94	Fallbrook
69	Brown, Lee & Karen, TPM	3 lots	TPM 20614; RPL1	6.46	3850 Gird Road
70	Pepper Drive TPM	4 residential lots	TPM 20648	1.39	3926 Flowerwood Lane

TABLE 1-7
CUMULATIVE PROJECTS
(CONTINUED)

Map Key #	Project	Project Description	Project Reference Numbers	Area (acres)	Location
71	Surf Properties TM	15 lots	TM 4971	46.89	3545 Vista Corona
72	Brook Hills TM	35 lots	TM 4908	96.71	4061 La Cañada Road, Fallbrook
73	Latter-Day Saints/Via Monserate	17,000 sq. ft. church and meeting rooms	MUP 02-011	7.96	Fallbrook
74	Leeds and Strausss TM	17 SFR lots – TM time extension until 09/13/2009	TM 4976; RPL4	45.76	North side of Olive Hill Road, near intersection with SR-76, Bonsall
75	Murray Davidson	7 lots	TM 5398	4.28	3956 Pala Mesa Road, Bonsall
76	Shamrock Partners TPM	3 lots	TPM 20173	10	Shamrock Road, Bonsall
77	Crook TPM	5 lots	TPM 20851		32179 Shamrock Road
78	Tabata Bonsall TPM RPL1	4 lots	TPM 20729	33.75	5546 Mission Road
79	Berezousky TPM (311 Same as one in original latch)	Subdivision of 3.11 acre into 4 residential lots. Existing SFR on site	TPM 20874	3.11	4040 Pala Mesa Drive, Fallbrook
80	Murray Davidson TPM	Subdivision of 1 lot into 4 SFR lots plus a remainder lot	TPM 20932		3956 Pala Mesa Road, Fallbrook
81	Sumac TPM	4 lots	TPM 21076		3111 Sumac Road
82	Janikowski SFR	3,200 s.f. SFR	S 03-024	5.12	9686 Pala Road (SR 76), Fallbrook, on north side of SR 76
83	Kratochvid TPM; expired map	4 lots	TPM 19827	12.3	Old Highway 395
84	Kohl TPM	4 lots plus remainder	TPM 20319	9.71	7641 Mount Ararat Way, Bonsall
85	Woodhead TPM	4 lots plus remainder	TPM 20541	12.54	Mt. Ararat Way, Bonsall

TABLE 1-7
CUMULATIVE PROJECTS
(CONTINUED)

Map Key #	Project	Project Description	Project Reference Numbers	Area (acres)	Location
86	Rockefeller TPM	2 lots	TPM 20596	5	9590 Lilac Way, VC
87	McNulty TPM	2 lots	TPM 20763	5.19	32171 Dos Niñas
88	Stehly Caminito Quieto TPM	4 lots	TPM 20799	11.69	32009 Caminito Quieto at West Lilac Road
89	Sanders TPM	4 lots plus remainder lot	TPM 20845		West Lilac Road, 1.25 miles west of Old Highway 395
90	Pala Shopping Center	Addition of 5 commercial buildings to an existing commercial site with grocery store.	S 02-061	3.88	On Old Highway 395 just northwest of the inter-section of I-15 and SR 76
91	Monserate TM	7 SFR	TM 5489	24.6	3624 Monserate Hill Road
92	Dimitri, Diffendale, and Kirk TPM	4 lots	TPM 21075		Monserate Hill Road and Monserate Place
93	Madrigal TPM	3 lots	TPM 20994		1055 Rainbow Valley Boulevard near Old Hwy 395
94	Singh Power Plant	Power Generation facility	MUP 07-009	8.5	4 miles NE of I-15 on Pala Del Norte Road, north of SR 76
95	Gregory Landfill	Landfill site for solid waste	37-AA-0032	1,770	Approximately 3.5 miles east of I-15 on SR-76